

COUNCIL
AGENDA

AUG. 14. 1978

THE COUNCIL OF
THE CORPORATION OF THE CITY OF MISSISSAUGA

A G E N D A

MONDAY, AUGUST 14, 1978, 9:30 A.M.

CITY COUNCIL CHAMBERS

1 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO

Prepared by: Clerks Department
Date: August 10, 1978

COUNCILLORS AND COMMITTEE MEMBERS ARE REQUESTED TO CONTACT THE
APPROPRIATE DEPARTMENT HEADS PRIOR TO THE MEETING IF GREATER
EXPLANATION OR DETAIL IS REQUIRED WITH REGARD TO ANY ITEM ON
THE AGENDA.

PUBLIC MEETING

- (a) FILE OZ-22-78 - CADILLAC FAIRVIEW CORPORATION LIMITED
FILE T-77035 - CADILLAC FAIRVIEW CORPORATION LIMITED

Pursuant to a notice dated July 31, 1978, a public meeting will be held at 11:00 A.M. with respect to rezoning application OZ-22-78, proposed plan of subdivision T-77035, Cadillac Fairview Corporation Limited - lands located north of Folkway Drive, east of Glen Erin Drive.

The purpose of the proposed rezoning is to change designation from single detached dwelling (R3) to detached dwellings with reduced frontage and area requirements (R3-Sections 895/896).

By-law available.

1. THE LORD'S PRAYER

2. PRESENTATIONS

- (a) FILE 7-78 - CLERK'S
FILE 8-78 - LIBRARY
FILE 164-78 - INFORMATION AND PUBLIC RELATIONS

A Certificate of Appreciation will be presented to Mr. S. MacDonald, President of the Central Mississauga Lions Club, with respect to a cheque donated by that Club to the Library Board.

3. MINUTES OF COUNCIL MEETINGS: July 10, 1978
July 12, 1978
August 2, 1978
August 9, 1978

4. DEPUTATIONS

(a) FILE M-148 - PHILMOR DEVELOPMENTS

Mr. L. Caroe, solicitor on behalf of Philmor Developments, will appear before Council to request that Council delegate authority to the Planning Commissioner to approve the site plan for a proposed sixty unit townhouse condominium project to be located on the north-west corner of Montevideo Road and Glen Erin Drive.

See INFORMATION ITEMS - I-1.

(b) FILE 87-78 - BY-LAW ENFORCEMENT

Mr. A. Mikulich, 1142 Mona Road, will appear before Council to request permission to use his lot for parking cars during the Canadian National Exhibition when the "GO" parking lot in the area would be overfilled, proceeds to be donated to the Ontario Cancer Treatment and Research Foundation.

See INFORMATION ITEMS - I-2.

(c) FILE OZ-31-66 - NEW PEEL DEVELOPMENTS

- (i) Mr. Wm. Small, representing New Peel Developments, will appear before Council to request that Council delegate authority to the Planning Commissioner to approve the site plan for the proposed rental development located on the south side of Lakeshore Road, east of Southdown Road.

Mr. Small appeared before Council in this regard on July 10, 1978, at which time Resolution #385, as follows, was passed:

"THAT the deputation of New Peel Developments be received and this request not be granted; and C.M.H.C. (Central Mortgage and Housing Corporation) be requested to extend the deadline."

4. DEPUTATIONS CONTINUED

(c) NEW PEEL DEVELOPMENTS - CONTINUED

- (ii) Mr. D. Clarkson, Chairman of the Council South Mississauga Community Association, wishes to address Council on this matter as well.
- (iii) Mr. C. Eastwood, Vice-President of Engineering, C.F.R.B. Limited, wishes to address Council with respect to this matter.

(d) FILE T-74094 - SHERWOOD MEADOWS - PHASE I

A representative of Switzer & Association, on behalf of S. B. McLaughlin Associates Limited and Focal Properties Limited, will appear before Council to request that a by-law to authorize the execution of the Engineering Agreement for the above noted plan of subdivision - lands located north of Burnhamthorpe Road, east of Hurontario Street.

See INFORMATION ITEMS - I-3.
See REPORTS FROM MUNICIPAL OFFICERS - R-15.

(e) FILE OZ-31-78 - DECARIA AND IERULLO

Mr. L. J. Pollack, representing DeCaria and Ierullo, will appear before Council with respect to the land dedication requirements under rezoning application OZ-31-78, DeCaria and Ierullo - lands located on the west side of Fewster Drive, south of Eglinton Avenue.

See UNFINISHED BUSINESS - UB-2.

5. PUBLIC QUESTION PERIOD

6. CORRESPONDENCE

- (a) Information Items - I-1 to I-36.

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7. REPORTS FROM MUNICIPAL OFFICERS - Attachments R-1 - R-16

R-1 FILE 32-78 - COMMITTEE OF ADJUSTMENT

Report dated July 28, 1978, from E. C. Law, Secretary-Treasurer, Committee of Adjustment, with respect to the proposed Victoria Woods Development known as "Gates of Meadowvale" - lands located at Shelter Bay Road/Glen Erin Drive/Aquitaine Avenue. To be received.

R-2 FILE 21-78 - TENDERS (UHF RADIOS)

Report dated July 11, 1978, from E. J. Dowling, General Manager, Mississauga Transit, recommending that Tender TMT-8-1978, for the supply and installation of thirty UHF radios be awarded to INTERNATIONAL AERADIO LTD., the low tender. Resolution available.

R-3 FILE 21-78 - TENDERS (VIBRATORY ROLLERS)

Report dated July 24, 1978, from Purchasing & Supply and Treasury, recommending the award of Tender TW-28-1978, for the supply and delivery of two vibratory rollers to SUNTRACT RENTALS LTD. (riding-type) and to G. COOPER EQUIPMENT RENTALS LTD. (walk-behind type), the low tenders. Resolution available.

R-4 FILE 21-78 - TENDERS (VACUUM LEAF LOADERS)

Report dated July 24, 1978, from Purchasing & Supply and Treasury, recommending the award of Tender TW-30-1978, for the supply and delivery of three vacuum leaf loaders to S. M. I. ONTARIO LTD., the low tender. Resolution available.

7. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-5 FILE 21-78 - TENDERS (SNOW FENCING)

Report dated July 18, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending the award of Contract 12 211 78009, for the erection of snow fencing at various locations throughout the City, as follows:

Item #1 - 50% - GEORGE BROWN & JOHN NESBITT
50% - B.I.P. CONSTRUCTION (MISSISSAUGA) LIMITED

Item #2 - B.I.P. CONSTRUCTION (MISSISSAUGA) LIMITED.

By-laws (2) available.

R-6 FILE 21-78 - TENDERS (SAND STOCKPILING)

Report dated July 13, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending the award of Contract 12 211 78004, for sand stockpiling to ARMBRO MATERIALS & CONSTRUCTION LTD., the low tender. By-law available.

R-7 FILE 21-78 - TENDERS (SODIUM CHLORIDE)

Report dated July 13, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending the award of Contract 12 211 78008, for the supply of sodium chloride to THE CANADIAN SALT COMPANY LIMITED, the low tender. By-law available.

R-8 FILE 86-78 - TRAFFIC BY-LAW

Report dated August 4, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending that the speed limit on Cashmere Avenue, from Paisley Boulevard to Louis Drive, be reduced to 40 km/h, and that By-law #234-75 be amended to this effect. By-law available.

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7. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-9 FILE T-77037 - P. SERGAUTIS/L. SLANINA

Report dated August 4, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending that, upon satisfaction of certain conditions, the Engineering and Financial Agreements with respect to proposed plan of subdivision, T-77037, be executed - lands located west of Wilcox Road, north of Rathburn Road. By-law available.

R-10 FILE PN 78-058 - COOKSVILLE CREEK CHANNEL IMPROVEMENTS

Report dated July 20, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending that Council authorization be given to apply to the C.M.H.C. for a grant to finance the construction of Cooksville Creek channel improvements between Burnhamthorpe Road and Central Parkway. Resolution available.

R-11 FILE PN 78-056 - COOKSVILLE CREEK DETENTION STRUCTURE

Report dated July 7, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending that Council authorization be given to apply to the C.M.H.C. for a grant to finance the construction of Cooksville Creek detention structure and channelization between Hurontario Street and Eglinton Avenue. Resolution available.

R-12 FILE PN 78-057 - COOKSVILLE CREEK CHANNEL IMPROVEMENTS

Report dated July 7, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending that Council authorization be given to apply to the C.M.H.C. for a grant to finance the construction of Cooksville Creek channel improvements between Burnhamthorpe Road and Hurontario Street. Resolution available.

7. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-13 FILE 66-78 - LAND DIVISION COMMITTEE

Report dated August 8, 1978, from B. Clark, City Solicitor, recommending that the two agreements between Bleeker Management Limited and the City, submitted with respect to Land Division File C.A. 'B' 72/78-M, be executed. By-law available.

R-14 FILE 21-78 - TENDERS (TRACTORS)

Report dated August 1, 1978, from Purchasing & Supply and Treasury, recommending the award of Tender TW-27-1978, for the purchase and delivery of various tractors, as follows, to the low tender:

Specification 'N' - SHOLDICE EQUIPMENT LTD.
Specification 'O' - SHOLDICE EQUIPMENT LTD.
Specification 'V' - MILTON EQUIPMENT LTD.

Resolution available.

R-15 FILE T-74094 - SHERWOOD MEADOWS - PHASE I

Report dated August 4, 1978, from W. P. Taylor, Commissioner of Engineering, Works & Building, recommending that, upon approval by the Legal Department of the Engineering Agreement and related transfers of lands and easements, and fulfillment of all and any outstanding items, that the Engineering Agreement and Transfers of Easement for S. B. McLaughlin Associates Limited and Focal Properties Limited, proposed plan of subdivision T-74094, be executed, and further that registration of the plan not be allowed until all outstanding items are fulfilled - lands located north of Burnhamthorpe Road, east of Hurontario Street. To be received.

See DEPUTATIONS (d).
See INFORMATION ITEMS - I-3.

R-16 FILE BY-LAW 584-77 (SIGN BY-LAW)

Report dated August 10, 1978, from Councillor H. McCallion with respect to the status of the Sign By-law, #584-77. To be received.

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7. REPORTS FROM MUNICIPAL OFFICERS CONTINUED

R-17 FILE 4-78 - BUILDING
FILE 25-78 - ZONING

It is expected that a report will be available from R. G. B. Edmunds, Commissioner of Planning, with respect to the application by the Jehovah's Witnesses to build a Kingdom Hall at 4351 Dixie Road.

See also UNFINISHED BUSINESS - UB-1.

8. COUNCIL TO MOVE INTO COMMITTEE OF THE WHOLE TO CONSIDER REPORTS FROM COMMITTEES

Verbal motion

9. COMMITTEE REPORTS: August 2/3, 1978
August 9/10, 1978

10. COMMITTEE TO RISE

Verbal motion

11. PETITIONS - Attachments P-1 - P-2

P-1 FILE 37-78 - STREET NAMES COMMITTEE
FILE 49-78 - PETITIONS

Petition including approximately 63 signatures opposing the renaming of Mississauga Road, from Dundas Street to Streetsville, to Streetsville Road. Referred to Street Names Committee.

11. PETITIONS CONTINUED

P-2 FILE 13-78 - PEEL REGIONAL POLICE
FILE 17-78 - RECREATION AND PARKS
FILE 24-78 - WORKS
FILE 27-78 - STREETLIGHTING
FILE 50-78 - MISSISSAUGA HYDRO

Petition dated July 5, 1978, including 8 signatures, submitting complaints regarding boulevard sodding, streetlighting deficiencies, and trees on boulevards, from residents of Malton in the Netherwood/Redstone Roads area. To be received.

12. UNFINISHED BUSINESS - Attachments UB-1 - UB-3

UB-1 FILE 4-78 - BUILDING
FILE 25-78 - ZONING

Council at its special meeting of August 9, 1978, deferred consideration of a motion that the Planning Department conduct a study of the zoning and proposed use of property at 4351 Dixie Road, that the Legal Department prepare a holding by-law for 4351 Dixie Road until the report is received from the Planning Department, that until such by-law is passed no building permit be issued for 4351 Dixie Road and that the Applewood Congregation be so notified.

See REPORTS FROM MUNICIPAL OFFICERS - R-17.
See Attachments UB-1.

UB-2 FILE OZ-31-78 - DECARIA AND IERULLO

General Committee at its meeting of August 9, 1978, referred consideration of the following to this meeting of Council, without recommendation:

Mr. L. J. Pollack, solicitor representing DeCaria and Ierullo, appeared before General Committee with respect to proposed rezoning application OZ-31-78 - lands located on the west side of Fewster Drive, south of Eglinton Avenue East. The application to rezone from R4 to M2 and G was approved by Council on July 10, 1978.

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12. UNFINISHED BUSINESS CONTINUED

UB-2 DECARIA AND IERULLO - CONTINUED

Mr. Pollack advises that as a result of a land division which took place on this property in 1977, his client gave easements over a portion of the land which the City, under the application for rezoning, is now requiring to be dedicated gratuitously. His client is of the opinion that this is inequitable and realizes that the lands cannot be used for building purposes; however, can be used for coverage purposes. The Commissioner of Planning advises that the lands to be dedicated contain the channel and part of the floodplain of the Little Etobicoke Creek, classified as Environmental Policy Area "A" in the Official Plan and should be deeded gratuitously to the City in accordance with current policy.

See DEPUTATIONS (e).
See Attachments - UB-2.

UB-3 FILE 21-78 - TENDERS (VEHICLES)

General Committee at its meeting of August 9/10, 1978, referred consideration of the following report to this meeting of Council, without recommendation:

Report dated August 1, 1978, from Purchasing & Supply and Treasury, with respect to Tender TW-27-1978, for the supply and delivery of various vehicles with trade-ins. This matter was referred to permit staff time to investigate the possibility of selling vehicles as opposed to trading them in.

Resolution available.

13. MOTIONS

- (a) To adopt the General Committee Report dated August 2/3, 1978.
- (b) To adopt the General Committee Report dated August 9/10, 1978.

13. MOTIONS CONTINUED

- (c) To clarify statements in newspaper article "Anatomy of a Ratepayer Split". (L. Taylor, H. McCallion)
- (d) To designate THE PATERSON HOUSE, 13 Thomas Street, as a building of historical and/or architectural significance.
- (e) To ratify accounts paid by the Treasurer for the month of June.
- (f) To advise the O.M.B. that By-law #382-78 is in conformity with the Official Plan. (OZ-46-77 - Dalmation Farms Limited - west of Michelle Row, south of Bloor Street - Ward 4.)
- (g) To advise the O.M.B. that By-law #383-78 is in conformity with the Official Plan. (OZ-55-75 - Richard/Carol Kletke - north of Lakeshore Road, east of Lorne Park Road - Ward 2.)
- (h) To advise the O.M.B. that By-law #384-78 is in conformity with the Official Plan. (OZ-74-75 - Welglen Limited/Stir Holdings - north of Lakeshore Road, east of Lorne Park Road - Ward 2.)
- (i) To advise the O.M.B. that By-law #398-78 is in conformity with the Official Plan. (Text Change - former Town of Port Credit - removes reference to obstructions on corners inasmuch as such provision is included in the City's Fence By-law.)
- (j) To advise the O.M.B. that By-law #427-78 is in conformity with the Official Plan. (OZ-4-77 - Dalmation Farms - east side of Hurontario Street, south of Fairview Road - Ward 4.)
- (k) To apply to the O.M.B. for approval of By-law #427-78. (OZ-4-77 - Dalmation Farms - east side of Hurontario Street, south of Fairview Road - Ward 4.)
- (l) To apply to the O.M.B. for approval of By-law #371-78. (Gaglione - north side of Derry Road East, west of Goreway Drive - rezoning from "commercial" to "conservation".)

13. MOTIONS CONTINUED

- (m) To request O.H.C. to arrange an Official Opening of the new Senior Citizen Apartment Building in Streetsville. (H. McCallion)
- (n) To request staff to develop a policy on the future use of unused service facilities of self-service gas stations. (H. McCallion)
- (o) To congratulate the Mississauga Times on awards received. (H. McCallion)
- (p) To rescind Resolution #538, passed by Council on August 15, 1977. (Re: advising the M.T.C. that the City is prepared to pay market value for the lands required with respect to the Troy Street turning basin.) (General Committee Recommendation #1064, August 2/3, 1978.)
- (q) To request that the M.T.C. designate Dundas Street, from Mississauga Road to the east streetline of Winston Churchill Boulevard as a "connecting link". (General Committee Recommendation #1067, August 2/3, 1978.)
- (r) To assume maintenance/energy costs of illumination on the following Highway 403 crossings - Highway 10, Mavis Road, Mississauga Road, Erin Mills Parkway and Winston Churchill Boulevard. (General Committee Recommendation #1071, August 2/3, 1978.)
- (s) To request the Coroner of Ontario to convey the municipalities' concerns about pedestrian rail safety to the M.T.C., the C.T.C. and the M.O.T. (General Committee Recommendation #1092, August 2/3, 1978.)
- (t) To request the M.O.E. to forward details of applications for Certificates of Approval for disposal of industrial liquid wastes, within the City, so that a decision can be made regarding a public hearing. (General Committee Recommendation #1116, August 2/3, 1978.)

13. MOTIONS CONTINUED

- (u) To permit the sale of Taxicab Plate #236, Drago Marvin, with conditions. (H. McCallion)
- (v) To award Tender TW-26-1978, vehicles. (See UNFINISHED BUSINESS - UB-3.)
- (w) To award Tender TMT-8-1978, UHF radios, to INTERNATIONAL AERADIO LTD. (See REPORTS FROM MUNICIPAL OFFICERS - R-2.)
- (x) To award Tender TW-28-1978, vibratory rollers, to SUNTRACT RENTALS LTD./G. COOPER EQUIPMENT RENTALS LTD. (See REPORTS FROM MUNICIPAL OFFICERS - R-3.)
- (y) To award Tender TW-30-1978, vacuum leaf loaders, to S. M. I. ONTARIO LTD. (See REPORTS FROM MUNICIPAL OFFICERS - R-4.)
- (z) To authorize the Commissioner of Engineering, Works & Building to apply to C.M.H.C. for a grant re: Cooksville Creek channel improvements between Burnhamthorpe Road and Central Parkway. (See REPORTS FROM MUNICIPAL OFFICERS - R-10.)
- (aa) To authorize the Commissioner of Engineering, Works & Building to apply to C.M.H.C. for a grant re: Cooksville Creek detention structure and channelization between Hurontario Street and Eglinton Avenue. (See REPORTS FROM MUNICIPAL OFFICERS - R-11.)
- (bb) To authorize the Commissioner of Engineering, Works & Building to apply to C.M.H.C. for a grant re: Cooksville Creek channel improvements between Burnhamthorpe Road and Hurontario Street. (See REPORTS FROM MUNICIPAL OFFICERS - R-12.)
- (cc) To award Tender TW-27-1978, tractors, to SHOLDICE EQUIPMENT LTD./MILTON EQUIPMENT LTD. (See REPORTS FROM MUNICIPAL OFFICERS - R-14.)

14. BY-LAWS

- #612-77 A by-law to stop up part of the allowance for road in the City of Mississauga. (This by-law stops up part of Pinkney Drive, designated as Parts 1 and 2, 43R-5436. This is required for a grade separation at Cawthra Road/Dundas Street.)

THIRD READING REQUIRED

- #45-78 A by-law to change the name of a public highway in the City of Mississauga. (This by-law changes all of Golden Orchard Drive to Fieldgate Drive.)

THIRD READING REQUIRED

- #68-78 A by-law to change the name of a public highway in the City of Mississauga. (This by-law renames the road allowance, Part 1, 43R-5682, Fieldgate Drive.)

THIRD READING REQUIRED

- #284-78 A by-law to change the name of a public highway in the City of Mississauga. (This by-law renames all of Adena Court North to Frayne Court.)

THIRD READING REQUIRED

- #442-78 A by-law to amend By-law #5500, as amended. (This amendment exempts the C.V.C.A. from condition 19(1)(f) of By-law #5500, to permit the construction of a portable office building annex to their offices in Meadowvale. Resolution #436 passed by Council on August 2, 1978, is not sufficient to grant the requested exemption.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #443-78 A by-law to stop up part of the allowance for road in the City of Mississauga. (This by-law stops up a portion of Stavebank Road and offers for sale to the owners of abutting lands - lands located south of Dundas Street West, west of Mavis Road.)

TWO READINGS REQUIRED

- #444-78 A by-law to amend By-law #199-74, as amended, being a by-law to provide for the regulation, protection, government of City Parks and Cemeteries. (This by-law amends Schedule 'A', updating the list of Recreation and Parks facilities, i.e. athletic fields, arenas, pools, ice rinks, etc.)

THREE READINGS REQUIRED

- #445-78 A by-law to repeal By-law #210-77, being a by-law to regulate and licence all places of amusement. (The provisions of By-law #210-77 are contained in By-law #22-78.)

THREE READINGS REQUIRED

- #446-78 A by-law to establish certain lands as part of the municipal highway system. (This by-law lifts the one-foot reserve, Block J, Plan M-171, and establishes same as part of Dundas Street East to provide legal access to the adjoining development.)

THREE READINGS REQUIRED

- #447-78 A by-law to establish certain lands as part of the municipal highway system. (This by-law establishes Part of Lot 6, Conc. 4, E.H.S., as part of Britannia Road East and lifts the one-foot reserve, Part 1, 43R-986, and establishes same as part of Netherhart Road.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #448-78 A by-law to establish certain lands as part of the municipal highway system. (This by-law lifts the one-foot reserve, Block AX, R.P. 915, and establishes same as part of The Collegeway to provide legal access to the adjoining site.)

THREE READINGS REQUIRED

- #449-78 A by-law to establish certain lands as part of the municipal highway system. (This by-law establishes Part of Lot 32, Conc. 2, S.D.S., as part of Finfar Court.)

THREE READINGS REQUIRED

- #450-78 A by-law to establish certain lands as part of the municipal highway system. (This by-law establishes Block B, Plan M-197 and Block B, Plan M-198 as part of Burnhamthorpe Road West.)

THREE READINGS REQUIRED

- #451-78 A by-law to establish certain lands as part of the municipal highway system. (This by-law lifts the one-foot reserves, Block P, Plan M-117 and Block G, Plan M-130, and establishes same as part of Gallant Drive, block H, Plan M-130 is also lifted and established as Kowal Drive, to provide legal access to the adjoining lands.)

THREE READINGS REQUIRED

- #452-78 A by-law to establish certain lands as part of the municipal highway system. (This by-law lifts the one-foot reserve Block JX, Plan M-219, and establishes same as part of Tomken Road to provide legal access to the adjoining construction site.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #453-78 A by-law to remove certain lands from part-lot control. (This by-law removes Block QQQ, Plan M-123, from part-lot control, these lands being zoned for townhouse development - lands located east of Winston Churchill Boulevard, north of Burnhamthorpe Road.)

THREE READINGS REQUIRED

- #454-78 A by-law to remove certain lands from part-lot control. (This by-law removes lands on Plans M-145 and M-189 from part-lot control - lands located north of Burnhamthorpe Road East, west of Cawthra Road.)

THREE READINGS REQUIRED

- #455-78 A by-law to authorize the execution of an Engineering and a Financial Agreement between Arpege Developments and the City. (T-25359 - Arpege Developments - lands located east of Clarkson Road, north of the C.N.R. tracks).

THREE READINGS REQUIRED

- #456-78 A by-law to authorize the execution of an Engineering and a Financial Agreement between Whitehall Development Corporation and the City. (M-188 - Markborough Properties Limited - lands located north of Battleford Road, west of Fifth Line West.)

THREE READINGS REQUIRED

- #457-78 A by-law to adopt an amendment to the Official Plan - Amendment #289. (OZ-5-78 - Ontario Development Corporation - lands located at the south-east corner of Winston Churchill Boulevard and The Queensway West.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #458-78 A by-law to adopt an amendment to the Official Plan - Amendment #290. (OZ-89-74 - Merit Homes Limited - lands bounded by Cawthra Road on the west, Burnhamthorpe Road East on the south, the Etobicoke Creek on the east and by the southern limit of the Parkway Belt West on the north.)

THREE READINGS REQUIRED

- #459-78 A by-law to amend By-law #236-78, being the Procedural By-law. (This by-law is required pursuant to recent legislative changes, and to clarify certain aspects of the by-law.)

THREE READINGS REQUIRED

- #460-78 A by-law to amend By-law #5500, as amended. (OZ-22-78 - T-77035 - Cadillac Fairview Corporation Limited - lands located north of Folkway Drive, east of Glen Erin Drive. See PUBLIC MEETING.)

THREE READINGS REQUIRED

- #461-78 A by-law to designate The Adamson House or The Adamson-Proteus Estate, on Adamson Lane off Enola Avenue, as a building of architectural value and of historic interest. (General Committee Recommendation #819, adopted by Council on June 13, 1977.)

THREE READINGS REQUIRED

- #462-78 A by-law to authorize the execution of an agreement between the City and Manual/Olivia Brilajnte. (Encroachment Agreement re: a building permit at 63 Hammond Road. General Committee Recommendation #232(a), adopted by Council on February 27, 1978.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #463-78 A by-law to accept a Deed of Land from Ontario Hydro. (This deed is required with respect to the widening of Tomken Road and a required storm drainage outfall. General Committee Recommendation #606, adopted by Council on May 8, 1978.)

THREE READINGS REQUIRED

- #464-78 A by-law to authorize the temporary borrowing of \$500,000.00 (all of which is to be debentured) pending the issue and sale of debentures. (Pursuant to General Committee Recommendation #638, and By-law #244-78, adopted by Council on May 8, 1978, the O.M.B. has approved the expenditure for the construction of watercourse improvements on Mary Fix Creek north of Dundas Street.)

THREE READINGS REQUIRED

- #465-78 A by-law to authorize the temporary borrowing of \$90,000.00 (of which \$20,000.00 is to be debentured) pending the issue and sale of debentures. (Pursuant to General Committee Recommendation #639, and By-law #245-78, adopted by Council on May 8, 1978, the O.M.B. has approved the expenditure for the construction of Fewster Drive, from the existing end to Crestlawn Drive.)

THREE READINGS REQUIRED

- #466-78 A by-law to authorize the temporary borrowing of \$100,000.00 (all of which is to be debentured) pending the issue and sale of debentures. (Pursuant to General Committee Recommendation #640, and By-law #246-78, adopted by Council on May 8, 1978, the O.M.B. has approved the expenditure for the construction of concrete sidewalks in the City of Mississauga.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

#467-78

A by-law to authorize the temporary borrowing of \$71,000.00 (of which \$36,000.00 is to be debentured) pending the issue and sale of debentures. (Pursuant to General Committee Recommendation #642, and By-law #248-78, adopted by Council on May 8, 1978, the O.M.B. has approved the expenditure for the reconstruction of the intersection at American Drive and Viscount Road.)

THREE READINGS REQUIRED

#468-78

A by-law to authorize the temporary borrowing of \$115,000.00 (of which \$58,000.00 is to be debentured) pending the issue and sale of debentures. (Pursuant to General Committee Recommendation #643, and By-law #249-78, adopted by Council on May 8, 1978, the O.M.B. has approved the expenditure for the construction of an interchange at the Q.E.W. and Cawthra Road.)

THREE READINGS REQUIRED

#469-78

A by-law to authorize the temporary borrowing of \$522,000.00 (all of which is to be debentured) pending the issue and sale of debentures. (Pursuant to General Committee Recommendation #644, and By-law #250-78, adopted by Council on May 8, 1978, the O.M.B. has approved the expenditure for storm drainage and watercourse improvements works in the City of Mississauga.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #470-78 A by-law to authorize the temporary borrowing of \$100,000.00 (all of which is to be debentured) pending the issue and sale of debentures. (Pursuant to General Committee Recommendation #694, and By-law #285-78, adopted by Council on May 23, 1978, the O.M.B. has approved the expenditure for the installation of street lighting in the City of Mississauga.)

THREE READINGS REQUIRED

- #471-78 A by-law to amend By-law #234-75, as amended. (No Parking provisions on Bonham Boulevard West. General Committee Recommendation #817, adopted by Council on June 12, 1978.)

THREE READINGS REQUIRED

- #472-78 A by-law to authorize the execution of an agreement between the City and McCormick, Rankin & Associates Limited. (This agreement is with respect to professional engineering services for the plan and design of roads and bridges on Burnhamthorpe Road at the C.P.R. General Committee Recommendation #953, adopted by Council on July 10, 1978.)

THREE READINGS REQUIRED

- #473-78 A by-law to authorize the acceptance and execution of a Grant of Easement. (This easement conveys a storm sewer easement from Revlon Canada Inc. at 2501 Stanfield Road. General Committee Recommendation #1107, August 2/3, 1978.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #474-78 A by-law to amend By-law #411-74, being a by-law to provide for the licensing, regulating and governing taxicab owners, taxicab brokers and taxicab drivers. (This by-law is with respect to the total number of licences issued. General Committee Recommendation #1109, August 2/3, 1978.)

THREE READINGS REQUIRED

- #475-78 A by-law to authorize the execution of an agreement between Wharton Industrial Development Limited and the City. (This agreement with respect to the Ramada Inn extension on Dixie Road. General Committee Recommendation #1117, August 2/3, 1978.)

THREE READINGS REQUIRED

- #476-78 A by-law to authorize the execution of an agreement between Kamato Holdings Limited and the City. (This agreement is submitted to satisfy a condition of the Land Division Committee, C.A. 'B' 51/78-M. General Committee Recommendation #1118, August 2/3, 1978.)

THREE READINGS REQUIRED

- #477-78 A by-law to repeal By-laws #709-76, #217-77, #218-77, #359-77, #361-77, #362-77, #363-77 and #365-77. (These by-laws are not required after the establishment of a new zoning category, AC6, for self-service gas stations. General Committee Recommendation #1119, August 2/3, 1978.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #478-78 A by-law to amend By-law #5500, as amended.
(This by-law introduces a separate zoning category for the purpose of controlling gas bars as distinct from regular automobile service stations - lands located in the former Town of Mississauga. General Committee Recommendation #1119, August 2/3, 1978.)

THREE READINGS REQUIRED

- #479-78 A by-law to amend By-law #1227, as amended.
(This by-law introduces a separate zoning category for the purpose of controlling gas bars as distinct from regular automobile service stations - lands located in the former Town of Port Credit. General Committee Recommendation #1119, August 2/3, 1978.)

THREE READINGS REQUIRED

- #480-78 A by-law to amend By-law #1965-136, as amended. (This by-law introduces a separate zoning category for the purpose of controlling gas bars as distinct from regular automobile service stations - lands located in the former Town of Oakville. General Committee Recommendation #1119, August 2/3, 1978.)

THREE READINGS REQUIRED

- #481-78 A by-law to amend By-law #65-30, as amended.
(This by-law introduces a separate zoning category for the purpose of controlling gas bars as distinct from regular automobile service stations - lands located in the former Town of Streetsville. General Committee Recommendation #1119, August 2/3, 1978.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #482-78 A by-law to authorize the execution of an agreement between Digital Equipment of Canada Limited and the City. (This agreement is with respect to the demonstration of the Easy Rider - Mississauga Transit. General Committee Recommendation #1120, August 2/3, 1978.)

THREE READINGS REQUIRED

- #483-78 A by-law to authorize the execution of an agreement between International Aeradio Limited and the City. (This agreement is with respect to the demonstration of the Easy Rider - Mississauga Transit. General Committee Recommendation #1120, August 2/3, 1978.)

THREE READINGS REQUIRED

- #484-78 A by-law to authorize the execution of an agreement between Ruscom Logics Limited and the City. (This agreement is with respect to the demonstration of the Easy Rider - Mississauga Transit. General Committee Recommendation #1120, August 2/3, 1978.)

THREE READINGS REQUIRED

- #485-78 A by-law to authorize the execution of a lease. (Lease of 69 Church Street to the Streetsville Branch of the Navy League of Canada and to the Streetsville branch of the Army Cadet League of Canada and the Navy League of Canada (Ontario Division). General Committee Recommendation #1148, August 9/10, 1978.)

THREE READINGS REQUIRED

- #486-78 A by-law to appoint trustees and authorize the execution of an agreement. (Re: lease of 69 Church Street. General Committee Recommendation #1148, August 9/10, 1978.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #487-78 A by-law relating to the issuing and granting of permits for the moving over City highways of heavy vehicles, loads, objects or structures in excess of limits prescribed under The Highway Traffic Act, R.S.O. 1970, c. 202, as amended. (General Committee Recommendation #1156, August 9/10, 1978.)

THREE READINGS REQUIRED

- #488-78 A by-law to amend By-law #234-75, as amended. (Fire Routes at 1275 Mississauga Valley Boulevard, 1500 Gulliden Drive. General Committee Recommendation #1157, August 9/10, 1978.)

THREE READINGS REQUIRED

- #489-78 A by-law to amend By-law #234-75, as amended. (Prohibited Turns - Mississauga Road/Front Street, Mississauga Road/Park Street. General Committee Recommendation #1158, August 9/10, 1978.)

THREE READINGS REQUIRED

- #490-78 A by-law to amend By-law #234-75, as amended. (Maximum Rate of Speed - 40 km/h - Epton Crescent, Utley Road. General Committee Recommendation #1159, August 9/10, 1978.)

THREE READINGS REQUIRED

- #491-78 A by-law to amend By-law #234-75, as amended. (Stop Signs - Leda Avenue/Kipper Avenue at Ewald Road, Leda Avenue/Garnet Avenue. General Committee Recommendation #1160, August 9/10, 1978.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #492-78 A by-law to amend By-law #234-75, as amended. (Through Highways - Northam Drive. Stop Signs - Northam Drive/Airway Drive. General Committee Recommendation #1161, August 9/10, 1978.)

THREE READINGS REQUIRED

- #493-78 A by-law to authorize the execution of a contract for the supply of traffic signal controllers. (Contract 13 211 00222 - LFE CANADA LIMITED. General Committee Recommendation #1168, August 9/10, 1978.)

THREE READINGS REQUIRED

- #494-78 A by-law to authorize an Offer to Sell. (Dell Holdings, with respect to Creditview Road. General Committee Recommendation #1165, August 9/10, 1978.)

THREE READINGS REQUIRED

- #495-78 A by-law to authorize an Offer to Sell. (Kaneff Properties, with respect to Creditview Road. General Committee Recommendation #1166, August 9/10, 1978.)

THREE READINGS REQUIRED

- #496-78 A by-law to authorize the execution of an agreement between Canadian Cutting and Coring (Toronto) Limited and the City. (Tender TR-31-1978 - demolition of the obsolete sewage treatment facility in Erindale Park. General Committee Recommendation #1139, August 9/10, 1978.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #497-78 A by-law to authorize the execution of a contract for the erection of snow fencing at various locations throughout the City. (Contract 12 211 78009 - awarded to B. I. P. CONSTRUCTION (MISSISSAUGA) LIMITED. See REPORTS FROM MUNICIPAL OFFICERS - R-5.)

THREE READINGS REQUIRED

- #498-78 A by-law to authorize the execution of a contract for the erection of snow fencing at various locations throughout the City. (Contract 12 211 78009 - awarded to GEORGE BROWN & JOHN NESBITT. See REPORTS FROM MUNICIPAL OFFICERS - R-5.)

THREE READINGS REQUIRED

- #499-78 A by-law to authorize the execution of a contract for the supply, delivery and stockpiling of winter sand as required by the City. (Contract 12 211 78004 - awarded to ARMBRO MATERIALS & CONSTRUCTION LTD. See REPORTS FROM MUNICIPAL OFFICERS - R-6.)

THREE READINGS REQUIRED

- #500-78 A by-law to authorize the execution of a contract for the supply of sodium chloride as required by the City. (Contract 12 211 78008 - awarded to THE CANADIAN SALT COMPANY LIMITED. See REPORTS FROM MUNICIPAL OFFICERS - R-7.)

THREE READINGS REQUIRED

- #501-78 A by-law to amend By-law #234-75, as amended. (This by-law amends the rate of speed on Cashmere Avenue to 40 km/h. See REPORTS FROM MUNICIPAL OFFICERS - R-8.)

THREE READINGS REQUIRED

14. BY-LAWS CONTINUED

- #502-78 A by-law to authorize the execution of an Engineering Agreement and a Financial Agreement between P. Sergautis & Dixtor Investments Limited and the City. (T-77037 - P. Sergautis and Dixtor Investments - lands located north of Rathburn Road, west of Wilcox Road. See REPORTS FROM MUNICIPAL OFFICERS - R-9).

THREE READINGS REQUIRED

- #503-78 A by-law to authorize the execution of two agreements between the City and Bleeker Management Limited. (These agreements are submitted to satisfy the Land Division Committee, C.A. 'B' 72/78-M. See REPORTS FROM MUNICIPAL OFFICERS - R-13.)

THREE READINGS REQUIRED

- #504-78 A by-law to amend By-law #234-75, as amended. (Elimination of Prohibited Left Turns on Lakeshore Road at Mississauga Road. This by-law is included at the request of Councillor F. Leavers who will speak to the matter.)

THREE READINGS REQUIRED

- #505-78 A by-law to adopt an amendment to the Official Plan - Amendment 284. (This amendment is being enacted to guide future development in the Doulton Drive area.)

THREE READINGS REQUIRED

15. ENQUIRIES

16. NEW BUSINESS

17. NOTICES OF MOTION

18. ADJOURNMENT

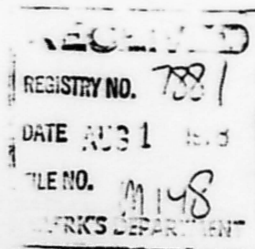
Verbal motion

I-1

Laurence C. Caroe, B.Comm., LL.B.
Barrister & Solicitor

450 South Service Rd. West
Oakville, Ontario L6K 2H5
(416) 844-5880

July 27th, 1978.



City of Mississauga,
One City Centre Drive,
Mississauga, Ontario.

Attention: Clerk's Department

Dear Sirs:

Re: Request for Deputation re Lot 116,
Plan M-148, City of Mississauga

I am writing to confirm my request that I be permitted to appear before the City of Mississauga Council meeting of August 14, 1978, by way of deputation.

As I advised by telephone, the purpose of this deputation would be to seek approval from Council for the delegation of its authority to the Planning Department of the City to approve a site plan for a sixty unit townhouse condominium project which Philmor Developments Limited, my client, proposes to construct on the above-noted property.

I would appreciate your confirming to me that the requested deputation will be on the agenda for that meeting.

Yours very truly,

Laurence C. Caroe.

LCC/mvfs

TO BE RECEIVED

I-2

The Council
City of Mississauga
1 City Centre Dr.
Mississauga, Ont.

Dear Sirs;

During the Canadian National Exhibition period many people have difficulty finding parking space in the vicinity of the "GO" station. I have a very large lot at my home 1142 Mona Rd. and would request permission of Council to allow me to park cars on my property during the time the Exhibition is open. There are only about 4 to 6 days that are busy and the "GO" parking lot would be filled.

Any revenue will be donated to the Ontario Cancer Treatment and Research Foundation.

I look forward to your favourable reply.

Alex Mikulich
1142 Mona Rd.
Mississauga, Ont.



TO BE RECEIVED

MACPHERSON ROAD

I-3

Switzer & Associates

Barristers and Solicitors

Telephone 270-3001
Area Code 416

Suite 303
77 City Centre Drive
Mississauga, Ontario
L5B 1M5

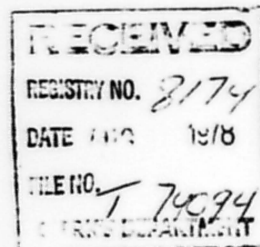
Telephone 270-3001
Area Code 416

August 8, 1978

The Mayor and Members of Council
City of Mississauga
1 City Centre Drive
MISSISSAUGA, Ontario

Dear Sirs:

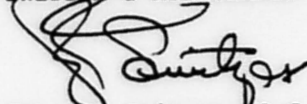
Re: S.B. McLaughlin Associates Limited
and Focal Properties Limited
Re: Sherwood Meadows Phase I,
21T-74094



Please be advised that I am Solicitor for the above-mentioned companies with regards to the above-mentioned draft plan.

You may take this letter as formal application by the companies that we will be appearing before Council on the 14th of August, 1978 by way of special deputation requesting a by-law authorizing the Mayor and Clerk to execute Engineering Agreement pursuant to registration of the above-mentioned plan.

Yours very truly,
SWITZER & ASSOCIATES


John H. Switzer, Q.C.

JHS*hm

TO BE RECEIVED

I-4

RETYPE FOR REASONS OF LEGIBILITY / KF

9 Maldaver Avenue
Streetsville, Ontario
July 7, 1978

Dear Mrs. McCallion,

It is regrettable that my first letter to you after all these years should be to register a complaint. By and large we have been quite content with the administration in Streetsville, and you are to be commended for your energy and diligence.

Earlier this week our streets in Vista Heights were patched for the umpteenth time, and in the same deplorable fashion. Tar was spread on the road and loose stones thrown over it. Needless to say, the tar was not completely covered and no attempt was made to roll the mess into the semblance of a road. This I gather is left to local pedestrians and cars. The fact that tar is picked up on children's clothes and feet, and then tracked into the house, appears to be irrelevant. The affect on cars I presume is to consider it a "normal" road hazard.

I hardly need to point out that we do not pay taxes to be aggravated and inconvenienced in this fashion. If we cannot afford decent roads after 22 years, we would be better to leave them alone!

Any attention you can direct to this problem would be greatly appreciated.

Sincerely,

R. W. Lockwood.

✓
TO BE RECEIVED.
COPY HAS BEEN SENT
TO W. TAYLOR

I-5

Mississauga City Council

Aug. 2/78

2331 Robin Dr.
Mississauga, Ont.

Dear Sirs:

Perhaps I should have addressed this letter "To whom it may concern" but it was apparent that no one in City Council would fit that description, otherwise the taxpayers of this City would not be faced with a 19% increase in property taxes in one year. Obviously no effort has been made to hold the line at a reasonable (and suggested) 6%.

I am tired of the excuse that "if we want all these services and facilities, we are going to have to pay for them". In the first place, I don't know to what services and facilities the statement refers and secondly, no one has asked me if I want to retain these services or explained to me what would be the effect on the Community of a reduction in certain services and facilities.

You should know that the 1978 tax bill is being paid under protest and that the only reason I am paying beyond a nominal 6% increase over 1977 taxes, is because of a requirement in my mortgage that all taxes on the property must be paid or the mortgage balance becomes due and payable. I suspect there are many more taxpayers who will agree with me but who have not yet realized the extent of this latest tax increase. I am doing my best to acquaint them with the facts.

REGISTRY NO. 8176

DATE 10 1978

ENO. 6-78

MISSISSAUGA

TO BE RECEIVED

Yours truly
Bruce L. McHenry P. Eng.

Wilcox Bodies LTD.

3 ALPHA MILLS ROAD

STREETSVILLE, ONTARIO, L5N 1H4

Telephones: 826-3722 or 270-0247

I-6

July 5, 1978

Mrs. Hazel McCallion, Councillor
City Hall
1 City Centre Dr.
Mississauga, Ont.

Dear Hazel:

I am pleased to read of the possibility to rename the Mississauga Road to the Streetsville Road.

As manufacturers in the Streetsville area dealing mainly with out of town customers who have to deliver and pick up vehicles from us, I am particularly interested as the present name Mississauga Road, plus the diversion of same at the junction of the Parkway make it extremely difficult to find our place of business.

Every effort is made to direct people who phone in advance, but as there is only one small sign that says Streetsville, many customers finish up down the Parkway resulting in frayed tempers and much wasted time.

I would like to see the road named Streetsville Road, this would then show on the signs on the 401. I would also suggest that the junction of the Erin Mills Parkway and the Mississauga Road be more clearly marked.

I wish you success with your efforts.

Yours truly,

R.C. Wilcox

RCW/bb



✓ REFERRED TO
STREET NAMES COMMITTEE

BODIES DESIGNED AND BUILT

I-7

Orchard Heights
MISSISSAUGA, ONTARIO



and Town & Country
Home Owners' Association Inc.

July 10, 1978.

Mayor and Members of City Council,
Corporation City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario,
L5B 1M2.

Subject: Burger King

Gentlemen:

The Orchard Heights, Town & Country Home Owners' Association Inc. is opposed to any further processing of the Burger King building permit.

Until adequate traffic studies are made, such as the study currently underway by the City of Mississauga, concerning D.C. (District Commercial) parking standards, any further expansion of the Dixie Plaza would be premature.

Knob Hill Farms is a recognized volume traffic builder and until it opens and the actual traffic monitored, how can the impact of further expansion be measured?

The concerns of the residents of Orchard Heights are threefold:

1. Parking - is there enough?
2. Traffic volume - what will its impact be on our neighbourhood; will Dixie Plaza ingress and egress be sufficient to carry the projected volumes?
3. Safety - This is the residents' major concern with many of their children crossing Dixie Road and using the Plaza as a route to school. What considerations have been given here?

In summary, the Orchard Heights and Town and Country Home Owners' Association request that all processing of the Burger King permit be stopped until the City of Mississauga completes its parking standards study for D.C. areas and until Knob Hill Farms opens and the traffic effects studied.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO W. TAYLOR

cc: Mayor Ron Searle
cc: Councillor Terry Butt

RECEIVED	
REGISTRY NO.	7241
DATE	JUL 13 1978
FILE NO.	
CLERK'S DEPARTMENT	

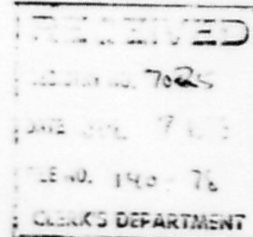
Al Taylor
Al Taylor,
President,
Orchard Heights Homeowners.

I-8

July 5, 1978.

1547 Brentano Blvd.,
Mississauga, Ont. L4X 1A5.

Mississauga Council,
c/o Mississauga City Hall,
1 City Centre Drive,
Mississauga, Ontario.



Dear Sirs:

It has come to my attention that Council plans on July 12 to vote on permitting housing inside the current restricted zone around Malton International Airport as part of the Official Plan for Mississauga.

I find it hard to believe that having the examples of countless cities who have permitted growth of communities inside a well defined zone our City Council would make the same error as Etobicoke. As a matter of interest the SANA organization exists because of the countless problems created by permitting housing too close to the airport.

The Mississauga approach until now has been a planned and protected one based on avoiding the pitfalls of residences too close to a noise and danger zone. A green belt, rimmed by an industrial belt, and only then housing was laid out as long ago as 1958. What in God's name would prompt the current council to alter that approach? Surely the city itself has nothing to gain except countless headaches which will be brought on by residents who will eventually live in the proposed housing. Having a first hand knowledge of the problems in Markland Woods and Rexdale I find it inconceivable that Council would approve such a shortsighted and potentially dangerous plan.

By all means keep Malton but have the good sense to protect Mississauga residents from homes running up to airport property.

Yours very truly,

R. G. Day,
SANA Mississauga.

c.c. F. McEachnie, Councillor
T. Butt, Councillor

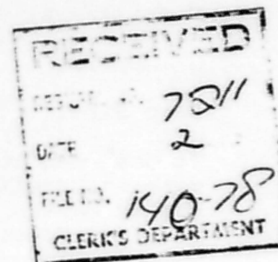
✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO R. EDMUNDS.

I-9

SHERWAY HOME OWNERS AND RECREATION ASSOCIATION
INCORPORATED

2034 Family Crescent
Mississauga, Ontario
L4X 1G6

July 10, 1978



City of Mississauga,
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

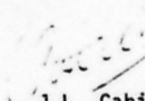
Attention: Clerk of City Council

Gentlemen:

On behalf of the members of our Association, I would like to express our concern with one portion of the Official Plan for the City of Mississauga.

Our concern involves the fact that we understand the Official Plan will permit residential building in areas with a noise level of up to 30 N.E.F. This is a regressive step and one which gives us great concern because we were assured by members of Council that building restrictions around the airport would be maintained to ensure that residents would not be subjected to high noise levels.

We urge members of Council to consider very carefully the adoption of any part of the Official Plan which will subject future residents of Mississauga to high noise levels in residential areas. Failure to do so will mean that Homeowners Association in Mississauga will have to consider very carefully whether or not they can support the Official City Plan for Mississauga.


J.L. Cahill
President

:AR

CC: Terry Butt - Councillor
Frank J. McKechnie- Councillor

✓ REFERRED TO

R. EDMUNDS, FOR REPLY

DONALD H. DUNN, M.D.

LORNE PARK MEDICAL ASSOCIATES

1151 LORNE PARK RD.
MISSISSAUGA, ONTARIO
L5B 3A8

TELEPHONE
278-2585
278-2782

I-10

July 4, 1978

The Mayor and Members of Council,
Corporation of the City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2



Dear Mr. Searle and Members of Council:

We are in receipt of the letter of June 28, 1978, a copy of which is herewith attached.

As stated to you in our letter of the 6th of June 1978, we are objecting to the proposed by-law amendment resulting in the re-zoning of the property at the above address - namely the north east corner of Lorne Park Road and Queen Victoria Avenue.

We feel the letter from your Planning Department (28 June 1978) is misleading because it states in the first paragraph that - "In addition, the resolution also stated that a maximum height restriction of three storeys be included in the Lorne Park Commercial Node By-law, Section 872, etc." It does not however, state the other additional restrictions which are included in Section 872 which are additional to the RCL1 Zoning.

Further, we feel that at this time it would be pointless for the undersigned or representative to meet with the Planning Staff to discuss our proposed site plan. We commissioned an Architect in 1970 to design a building on our property and in the intervening time, from then to this date, we have invested a great deal of our time and money in professional fees, both to the Architect and other consulting firms. Now all of this is to no avail because of the uncertainty of the location of the Railway Grade Separation.

Until we can have some assurance as to the future plans for the location of the Lorne Park Road Grade Separation at the Railway, whether it will be at Glen Road or not, we cannot possibly make a commitment to a site plan for our property.

We have had a feasibility study done on the proposed plans for our property. We have been advised that if the Railway Grade Separation should be at the Lorne Park Road intersection beside the property, a modern Medical Clinic would not be able to function.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO R. EDMUNDS.

CLERKS DEPARTMENT

continued.....

I-10-a

DONALD H. DUNN, M.D.

LORNE PARK MEDICAL ASSOCIATES

1151 LORNE PARK RD.
MISSISSAUGA, ONTARIO
L5H 3A8

TELEPHONE
278-2565
278-2782

Page 2.

in that location. Bearing in mind that many patients are tremendously limited in mobility through physical handicaps and infirmities.

Please be advised that we shall continue to hold to our strong objections to the proposed re-zoning of our property because of the inherent limitations of that proposal.

Yours truly,

DONALD H. DUNN: M.D.
President
Dunmar Investments Limited

/jt
encl.

I-10-6

June 6, 1978

Mr. Ronald Searle,
Mayor,
City of Mississauga,
1 City Centre Dr.,
Mississauga, Ontario.

Dear Mr. Searle:

This letter is to formally register with you, our objection to the proposed bylaw amendment resulting in the re-zoning of the property at the above address. The reasons for our objections have been verbally registered at the meetings of The Planning Committee of the Corporation of The City of Mississauga.

Yours truly,

D. H. DUNN
President, Dunmar Investments Ltd.

/jt

I-10-c

Date: 1978.06.28

File: Lorne Park Commercial
Node

Dr. D.H. Dunn
Dunmar Investments Limited
1151 Lorne Park Road
Mississauga, Ontario

Dear Sir:

Re: Rezoning of Your Property at Northeast
Corner of Lorne Park Road and Queen
Victoria Avenue

With reference to the above-noted, please be advised that on 1978 06 12 City Council approved the recommendations of the Planning Committee that the existing Official Plan designation be retained and the zoning amended from C1 to RCL1-Section 872 to permit business, professional or administrative offices and miscellaneous uses. In addition, the resolution also stated that a maximum height restriction of three storeys be included in the Lorne Park Commercial Node By-law, Section 872, and further, that Dr. Dunn be requested to meet with Planning Staff to discuss the proposed site plan, for possible inclusion in the By-law.(site 10)

In this regard, we would appreciate it if you or your representative could make an appointment for next week, either the afternoon of Tuesday, July 4th, or any time on Wednesday July 5th or Friday July 7th to discuss your future development proposals with Planning Staff. Could you please telephone Mrs. D. Holmes at 279-7600 Ext. 469, to set the time and date of the meeting.

Yours very truly,

TM/rg

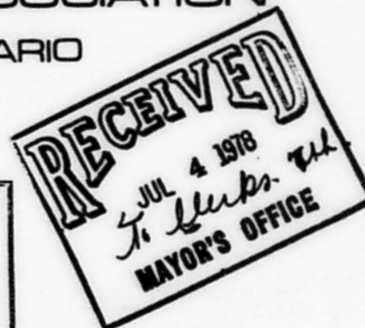
A.B. Adamson,
Director, Development Control
Planning Department.

I-11

CREDIT RESERVE ASSOCIATION
MISSISSAUGA, ONTARIO

The Mayor and Council,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario
L5B 2N2

RECEIVED
REGISTRY NO. 7045
DATE JUL 7 1978
FILE NO. 25-78
CLERK'S DEPARTMENT



June 30th, 1978

Dear Sirs:

Please find enclosed our submission to Mr. R. Edmunds, City Planner, with regard to the proposed by-law to amend zoning by-law affecting 'Use of Residence as an office for Doctors, Dentists and Drugless Practitioners'.

Yours very truly,

G. DesRoches
President

GD:jd

Enclosure

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO R. EDMUNDS.

I-11-a

CREDIT RESERVE ASSOCIATION
MISSISSAUGA, ONTARIO

June 29, 1978

DELIVERED BY HAND

Mr. R. Edmunds
City Planner
The Planning Department
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 2N2.

Dear Sir:

Re: Your file : 25-78
Proposed By-law to amend Zoning By-law
Use of Residence as an office for Doctors, Dentists
and Drugless Practitioners

Almost one year ago, Credit Reserve Association made representations to the Council of the City of Mississauga, in Committee, concerning the question of the continued advisability of medical practitioners being allowed to practice their profession, in the total absence of regulation, from what would otherwise be residential properties.

Doctors, dentists and other drugless practitioners are treated in a unique fashion among the other classes of citizenry in that they, and they alone, are permitted to pursue a profession from residential locations. This may be an entirely appropriate procedure in areas of the City of Mississauga not presently served by established medical practices or, in areas located at some distance from a hospital or, in areas where there is no suitable community office space which a doctor may obtain. However, in many areas of the City of Mississauga, some even within a very short distance of the Mississauga Hospital, medical practitioners are currently allowed to practice from residential premises.

At the present time, no particular controls are applied, no site planning is required, there are no parking restrictions, traffic planning, concern for traffic generation or the number of nurses, technicians or, in some localities other doctors authorized to practice from any single residential location. It

I-11-6

is conceivable under the present By-law, to populate an entire residential street with doctors, dentists and drugless practitioners all establishing parking lots in their backyards, all paving their frontyards for vehicular traffic and all employing some four or five assistants and all practicing from the same location and there is virtually nothing that the City of Mississauga can do concerning that activity either by way of control or by way of limitation.

Argument has been made from time to time to suggest that doctors, as a class, have a difficulty in finding commercial premises from which to practice their profession. The reason advanced for this argument is that doctors do not make good tenants in that they are slow to pay and require much additional work on the landlord's behalf in terms of ventilation, plumbing and ancillary services. We doubt very much that doctors make poor tenants. We even doubt that doctors as a class want to practice from their residence other than for the perfectly proper reason of being near their patients. We also doubt that doctors cannot find landlords willing to rent space to doctors. If the latter reason is valid, then surely, rather than to allow the perpetuation of a presently anachronistic situation, the answer lies in the City fostering development of commercial premises in community areas which will be suitable for the provision of local health services. If doctors are having difficulty finding such commercial premises, then this might very well be a consideration in the planning of any major development namely to ensure that there are going to be - within that development - commercial premises of type and kind suitable for the practice of medicine, recognizing that health care and easy and convenient access to health care is a necessity in any community.

We recognize that the City if not in a position to be able to re-plan communities which have already been developed, and in those cases it would seem unfair and indeed unwise to simply abolish the practice of medicine from a private residential structure. There may be, however, certain fully developed areas which are near presently existing medical facilities where a total limitation of practice from any additional private residential premises would be advisable.

Taking into account the foregoing, the Credit Reserve Association recommends to planning staff for forwarding to Council by way of recommendation as follows :

1. That in areas already served by existing medical facilities or in an area in close proximity to an existing hospital that no new permits to occupy for the purpose of carrying on a practice of medicine, dentistry or drugless practitioner be permitted, and that such areas be defined by Council.
2. In the remaining areas, designated as being appropriate ones for the practice of medicine from residential premises that such practice only be permitted provided the following restrictions have been complied with :
 - (a) that any doctor wishing to practice from his residence must make application to the appropriate Committee of Council;
 - (b) that notice of such application be given to all property owners within a radius of 1,000 feet;
 - (c) that a public hearing be held and an opportunity given to all concerned property owners or residents or established recognized Homeowners Associations to make representations either in favour of or opposed to the establishment of such a practice;
 - (d) that any approval given be subject to site plan control;

I-11-c

- Page 3 -

- (e) that the doctor reside in the premises from which he practices as his sole residential premises;
- (f) that the number of support personnel be strictly limited by the terms of any approval;
- (g) that any approval be granted for a term of years only and be reviewed at the expiration of that time;
- (h) that a traffic study which will take into consideration existing street width, parking facilities - both existing and proposed - traffic flow and generation, aesthetics of the existing community and proposed alterations or additions to the building together with the suitability of the building for the purpose of the practice of a medical profession be made before any hearing is held and the results of such study be made public after hearing.

We would further recommend that a Committee of Council be established to hear such applications and make recommendations to Council based on such hearing and further that Council, on the recommendation of such Committee, establish specific criteria for approval or rejection of individual applications and that the criteria to be involved in consideration should be :

- (i) neighbourhood approval or disapproval;
- (ii) traffic considerations;
- (iii) parking considerations both on site and on street plus any proposed additional parking;
- (iv) anticipated office hours;
- (v) building size, shape and suitability, aesthetics, and the amount of space within the building and any proposed addition thereto which shall be devoted to the practice of medicine and the housing of support staff;
- (vi) the number of support staff to be employed;
- (vii) proximity to existing medical facilities;
- (viii) proximity to other residential premises being used by medical practitioners;

and that the specific of such criteria be made public.

We recommend that there should be specific approval criteria in order that medical practitioners can determine, with a reasonable degree of certainty the likely reaction of the approving authority whether for approval or disapproval, assuming that neighbourhood opposition is not so intense as to preclude the establishment of such a facility.

The problems which we address in this submission have been a particular concern to Credit Reserve Association within its own area. Hurontario Street alone lends itself to being particularly attractive to medical practitioners. We are concerned that in the absence of either the abolition of the existing right, or at the very least, meaningful regulation, that commercial premises will be unilaterally established on Hurontario Street entirely contrary to the spirit of the Highway

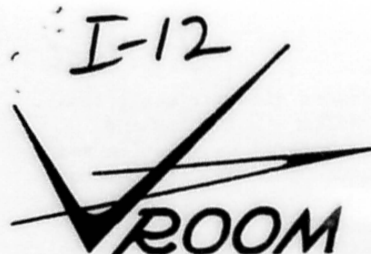
I-11-d

10 South Study and yet by a means which is at the present time perfectly legal. Such a result would create all of the problems of traffic - both flow and density - together with parking problems which Credit Reserve Association and the then Town of Mississauga Planning Staff and Town Council were anxious to avert when the Highway 10 South Study was approved.

We would ask that you kindly consider our recommendations in the spirit in which they are proposed, namely, that we do not wish to prevent areas of the City of Mississauga from having ready and convenient access to medical facilities but, at the same time, we do not wish to see either our own area or other areas of the City of Mississauga converted from being residential to semi-commercial without at least consideration being given to the ramifications of the present lack of control.

Respectfully submitted,

Henry DesForbes



PHONE: 794-005*
364-4949

P.O. BOX 850
WOODBIDGE, ONTARIO
L4L 1B5

ROOM Developments (Central) Limited

July 21, 1978

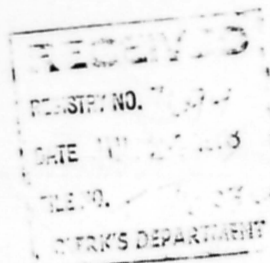
Lands located:

south side of Dundas Street West,
west of Old Carriage Road

City of Mississauga
1 City Centre Drive
MISSISSAUGA, Ontario
L5B 1M2

Attention: Mr. T.L. Julian,
City Clerk.

Re: Four Seasons Realty - Proposed Plan of Subdivision
Part Lots 6 & 7: Range 1: S.D.S.
T-76034
File: 16 111 72096



Dear Sir:

In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the plan, Mississauga Place Limited covenants and agrees as follows:

1. The developer acknowledges that by proceeding with these services in advance of registration of a plan of subdivision, the developer is doing so totally at its own risk.
2. To allow the City, its employees, servants and agents to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections, and to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage, and debris, excavations, old buildings, etc., and the cost incurred by the City in so doing shall be a charge to the Owner.
3. To submit a cash deposit as required by the Engineering Agreement (5% for a maximum of \$10,000.00).
4. To indemnify the City, its employees, servants and agents (and the Hydro Commission and Regional Municipality of Peel), against all actions causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reason of the pre-servicing, and the owner undertaking the construction of the work within the proposed subdivision.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO W. TAYLOR

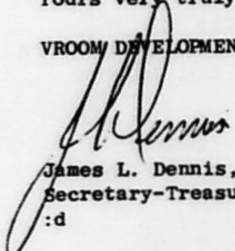
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I-12-a

5. To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to a termination, to smooth, grade and seed the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the cost incurred by the Town to be a charge upon the owner.
6. To allow the City to draw on the cash deposit under Clause 3 above for the completion of any works considered necessary by the City Engineer including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and cleanup of existing roads upon verbal notification to the Consulting Engineer.
7. To require these undertakings and covenants to be assured by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours very truly,

VROOM DEVELOPMENTS (CENTRAL) LIMITED


James L. Dennis,
Secretary-Treasurer.

:d

I-13

CONSULTING
PROFESSIONAL
ENGINEERS



G. M. SERNAS & ASSOCIATES LTD.

G. M. SERNAS, M.A.Sc., P.Eng.
T. C. YARLEY, P.Eng.

85 THE EAST MALL, SUITE 111
TORONTO, ONTARIO M8Z 5W4
TELEPHONE: (416) 259-6323
July 28, 1978

Lands located:
north-west corner of
Rathburn/Wilcox Roads

City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Attention: Mr. T. L. Julian
City Clerk

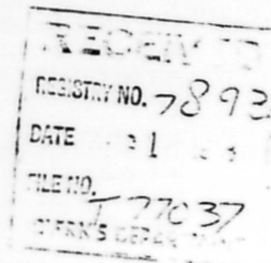
Dear Sir:

RE: WILCOX ESTATES
T-77037

In consideration of the City of Mississauga allowing services to be installed in the subject proposed subdivision, prior to registration of the plan, the owner covenants and agrees as follows:

1. The developer acknowledges that by proceeding with these services in advance of registration of a plan of subdivision, the developer is doing so totally at its own risk.
2. To allow the City, its employees, servants and agents, to enter the lands at all reasonable times and for all reasonable purposes, including and without limiting the generality of the foregoing, for all necessary inspections, and to correct any drainage problems, and to correct or eliminate any other nuisance, such as dust, garbage and debris, excavations, old buildings, etc., and the cost incurred by the City in so doing shall be a charge to the owner.
3. To submit a cash deposit as required by the Engineering Agreement (5% for a maximum of \$10,000.00) or letter of credit.
4. To indemnify the City and the Region, its employees, servants and agents (and the Hydro Commission) against all actions, causes of actions, suits, claims and demands whatsoever, which may arise either directly or indirectly by reason of the pre-servicing, and the owner undertaking the construction of the work within the proposed subdivision.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO W. TAYLOR



I-13-a

G. M. SERNAS & ASSOCIATES LTD.

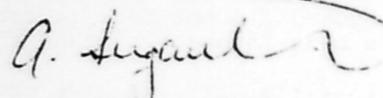
July 27, 1978
Page 2

City of Mississauga
Attn: Mr. T. L. Julian
City Clerk

5. To proceed with the development in accordance with the attached Schedule of Performance, and should active development of the land come to a termination, to smooth, grade and seed the site to renew vegetation, and prevent erosion problems, and upon any failure in performing this obligation, to allow the City to enter upon the lands and carry out the work deemed necessary by the Engineering Department, with the costs incurred by the City to be a charge upon the Owner.
6. To allow the City to draw on the cash deposit under Clause 3 above for the completion of any works considered necessary by the City Engineer including those indicated under Clauses 2 and 5 and other works such as rectification of drainage problems and clean-up of existing roads upon verbal notification to the Consulting Engineer.
7. To require these undertakings and covenants to be assumed by any successor in title, to the effect that the obligations and covenants herein shall be binding upon executors, administrators, successors and assigns.

Yours very truly,

G. M. SERNAS & ASSOCIATES LTD.



A. Sergautis, P.Eng.

AS:mjg
Encl.

SCHEDULE OF PERFORMANCE

Commence underground services - August 14, 1978

Complete underground services and roadworks up to and including base course asphalt - September 18, 1978



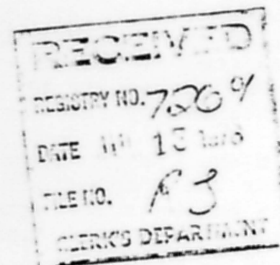
The Mississauga Real Estate Board

249 LAKESHORE ROAD, EAST * PORT CREDIT, ONTARIO * L5G1G8

1978-07-10

City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Attn: Robert K. Johnston
Assistant Property Agent



Dear Sir:

In reply to your letter dated May 29, 1978 in which you suggested that the Mississauga Real Estate Board extend their boundaries to match those of the City of Mississauga.

The Board established the present boundaries which are registered with the Ontario Real Estate Association, at a time before the creation of the City of Mississauga, as the Board did not feel it could serve the public to it's best interest at that time.

Not unlike the City, we have grown as well and we are currently negotiating to extend our boundaries to meet those of the City, however, this may take some time to accomplish.

I trust this answers your inquiry and that we may be of further service in the future.

Yours very truly,

Clifton W. Dodge - Chairman
M.L.S.
MISSISSAUGA REAL ESTATE BOARD

TO BE RECEIVED



TELEPHONE 278-5258

SEVEN QUESTIONS ABOUT REFILLABLE BOTTLES

I-15

COMPILED BY: ERIC HELLMAN
COMMUNITY CONSERVATION CENTRE
KITCHENER-WATERLOO

1. WHY USE REFILLABLES?

The choice of the best soft drink container must include such important considerations as:

- a) litter reduction
- b) solid waste reduction
- c) energy and resource conservation
- d) employment
- e) taxes
- f) food prices

Here are the FACTS:

- The Ontario Waste Management Advisory Board (OWMAB) (1975) estimated that soft drink packaging resulted in 170,000 tons of wastes, over 4% of municipally-collected garbage;
- The OWMAB estimated that a totally refillable bottle system would have saved over \$1.3 million in collection and disposal costs to municipalities in 1976;
- In Vermont and Oregon, 2 U.S. states which enacted laws promoting refillables, data indicates a 65% to 75% drop in the beverage container portion of litter and an over-30% reduction in total litter after legislation;
- If bottles are refilled only 8 times, non-refillable cans and bottles consume 2.5 to 3 times more energy than refillables; the refill rate in Oregon is now 24 times;
- The Ontario Solid Waste Task Force (1974) estimated that a 100% refillable system would yield over \$7.7 million in extra purchasing power to consumers;
- The Ontario Government (1977) calculates a total net gain of 1421 jobs within the first year after a change to a totally refillable system.

Environment Minister William Newman (1975) said: "The nonrefillable is creating environmental problems in terms of energy consumption required to produce it, as a major ingredient of litter, as a component of our solid waste load and in terms of resource depletion." "The refillable container is the most environmentally desirable package for soft drinks."

In March, 1977, Environment Minister George Kerr said that throwaway containers "represent a significant waste of material and energy."

Recently Environment Minister George McCague said that the refillable bottle "is acknowledged as the most environmentally acceptable container for soft drinks."

...over

TO BE RECEIVED

** See General Committee
Recommendation #1124
August 2, 1978.

I-15-a

- 2 -

2. HASN'T THE PROVINCIAL GOVERNMENT ALREADY ACTED IN THIS AREA?

- Up to as recently as 3 or 4 years ago, the Province had been warning industry that it must significantly increase the use of refillables voluntarily or the Government would act; industries did not do so;
- Government policies over the past 3 years, such as one which makes it mandatory for stores to stock refillables alongside non-refillables, have led to some increase in the use of refillables;
- In 1976/77 the Province said that regulations would be brought in to phase out non-refillable containers; no such regulations have yet been introduced;
- The present program involves mandatory availability and display of refillables beside non-refillables, a ban on the 300 ml. (10 oz) non-refillable glass bottle and a commitment to depend on industries to achieve a level of 75% refillable use by the end of 1979.

COMMENT: Refillables presently make up a little over 60% of the soft drink market. This is an improvement over 3 or 4 years ago. While Government initiatives have been responsible for some of the increase, other factors are important too:

- 1) soft drink bottlers are buying fewer cans because can costs are rising faster than refillable bottle costs; bottlers are doing this to save money;
- 2) in 1977 the Province said that all non-refillable bottles would be banned by April, 1978; some companies such as Kitchener Beverages, had phased out these bottles in anticipation of that proposed ban.

3. WHY SHOULD THE REGION TAKE STRONGER ACTION? SHOULDN'T THIS BE DONE AT THE PROVINCIAL LEVEL?

- Most people would agree that action on soft drink containers should be taken at the highest possible level, in order to minimize inter-jurisdictional conflicts. However, even though the Ontario Government strongly believes that refillables are preferable, it has not promoted their use as actively as possible (eg. through a ban on non-refillables); some members of the Government did not believe that such action would receive general support.
- The next senior level government in Ontario is at the regional level. If the members of Regional Councils feel ardently that the increased use of refillable bottles is in the public's interest, it is then preferable that they take whatever action is open to them - rather than wait for policies which may not come from other levels.
- While the regulation of soft drink containers - eg. via the establishment of a ban, a mandatory deposit or a tax - is a relatively new field of endeavour for a Regional Government, (either in Waterloo or elsewhere), it would certainly not be beyond its capabilities to enact and enforce such laws if allowed to by the Provincial authorities. In fact, Waterloo Region could establish itself as a leader in such affairs if Council decided to take those initiatives available to it.

4. WHICH METHOD OF REGULATION IS PREFERABLE - i.e. - A BAN, A MANDATORY DEPOSIT OR A TAX?

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I-15-6

- 3 -

BAN

In it's extreme case, this option could involve legislating the total removal of all non-refillable soft drink cans and bottles from sale. Generally the ban has been the first choice of those promoting the case of refillables since it results in the greatest use of these containers. Up to March, 1976, over 234 municipalities in Ontario endorsed resolutions urging a ban; 3000 letters had been received by the Ministry of the Environment, almost all in favour of a ban; and 30 member organizations of the Conservation Council of Ontario supported this option. Since that time:

- a private member's bill was passed in the legislature enabling Windsor to enact a ban;
- London passed a by-law banning the sale of non-refillables in that city; the by-law has since been overturned in the courts after it was decided that the city did not have the authority to do this;
- The City of Stratford passed a resolution which asks the Province to allow municipalities to enact bans on containers sold within their boundaries; this resolution has since been supported by such municipalities as Waterloo, Thunder Bay, Owen Sound, the City of Toronto, London, Oshawa, the Region of Waterloo and others.

While a ban would produce the greatest increase in the use of refillables - with the resultant benefits in terms of energy, employment, taxes, wastes, etc. - it would also totally limit consumers' freedom of choice and eliminate all beverage manufacturing industry jobs. All of these factors must be weighed and considered.

TAX

Taxes at levels from a fraction of a cent up to 5¢ or more have been considered for application to non-refillable containers. Such a tax would raise some revenues for activities such as litter collections or recycling programs. However it is generally acknowledged that a tax would not likely result in a significant reduction in the use of non-refillables; that is, until the tax becomes a substantial fraction of the retail cost. Another objection to this kind of regulation is that it is based on a "pay to pollute" concept, which is offensive to many.

Since the tax option would involve the collection of public money for government use this could be somewhat difficult to implement at the regional level.

MANDATORY DEPOSIT

This option involves the placing of a compulsory, refundable deposit on all soft drink containers. The purpose of the deposit is to encourage consumers to return both refillable and non-refillable containers to stores. The results of this option include:

...4

I-15-c

- 4 -

- a) customers see that refillable bottles are cheaper when all products have deposit charges; they buy more of them because the bottles cost less and are easier to return;
- b) retailers find it easier to handle refillable bottle returns than non-refillable containers and as a result stock more of them;
- c) bottlers are using more refillables because they cost less and the public (and retailers) are demanding more of them;
- d) customers return their bottles more often, allowing them to be refilled more times; (this, in turn, reduces energy consumption, solid wastes, etc., still further);
- e) non-refillable cans and bottles are returned to stores at rates of up to 80% or more; people have an incentive not to litter (i.e. the deposit), and these containers are more readily available for collection for recycling.

Mandatory deposit systems have been in use in Oregon, Vermont and British Columbia for 4 to 5 years or more and are highly successful. The states of Maine and Michigan have also adopted such legislation recently. Many other states, counties and cities are seriously considering mandatory deposit legislation. Even the Federal Environmental Protection Agency in the U.S. favours the adoption of a deposit system on a NATION-WIDE basis.

Finally, experience elsewhere shows that the use of refillables increases to 90% or 95% of the market with a mandatory deposit in place. While some jobs in the can and glass manufacturing industries are lost because of this shift, not all jobs in these industries would be eliminated. In addition, the mandatory deposit option preserves the freedom of choice for those customers who definitely want the non-returnable product.

5. WON'T A SHIFT TO REFILLABLE BOTTLES RESULT IN FEWER JOBS?

The answer to this question is a definite NO!

Consider the FACTS:

- the Ontario Waste Management Advisory Board (December 1977) says that the shift to an increasingly refillable system would create jobs; the Board calculates that there would be a net increase in employment in Ontario of over 1100 jobs within the first year after the establishment of a mandatory deposit system;
- studies done in 1972 indicated that mandatory deposit systems would produce a net gain of 6600 jobs in Illinois and 1500 -2000 in Minnesota;
- in Oregon over 360 jobs were created as a result of that state's deposit legislation.

Two types of employment shifts occur when the use of refillable bottles increases. On one hand there are some workers in the non-refillable bottle and can manufacturing industries who would lose their jobs because of declining production. On the other hand, jobs are created in activities such as handling, sorting, trucking, and warehousing.

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I-15-a

It should be remembered that the problems of unemployment, for those people who lose their jobs, are real and often severe. Thus measures must be taken to minimize the effects of unemployment and to retrain and put these workers back in jobs as quickly as possible.

These considerations should not, however, obscure the fact that more people will have jobs under a substantially refillable system. One study, in fact "the most recent and comprehensive review of employment effects from a mandatory deposit system", done for the U.S. Federal Energy Administration (1976), concludes that 4 new jobs would be directly created in the distribution sector for each job lost in the container industries.

According to OWMAB: "When mandatory deposit systems, with consumer return to retail stores, have been evaluated in the United States, the definitive conclusion is that their introduction would be job creative and employment positive." (their emphasis)

6. WON'T A MANDATORY DEPOSIT SYSTEM CAUSE UNBEARABLE COSTS AND PROBLEMS FOR RETAILERS?

The retailers of Vermont certainly thought this would happen when such legislation was adopted there (1973). The Vermont Retail Grocers' Association strongly opposed the passing of the law and continued their opposition once it was in force. But now, says James Holmes, the executive secretary of the VRGA, about 95% of Vermont's grocers are supportive of the legislation.

Here are some reasons:

- a) the vast majority of shoppers favour the deposit system;
- b) returns of containers have increased and "most people spend their refunds right in the store";
- c) "there have been absolutely no health or sanitation problems";
- d) storekeepers get 1¢ for each empty they handle; this is sufficient to pay for extra staff needed to receive and sort them;
- e) in order to reduce problems for retailers, the legislation allowed stores to limit the hours in which returns could be made, to limit the amount of money refunded at any one time, and to refuse dirty or damaged containers.

7) WHY DON'T WE PUT OUR EFFORT INTO GETTING A RESOURCE RECOVERY PLANT FOR THE REGION SO WE CAN SEPARATE OUR POP CANS AND RECYCLE THEM? AREN'T WE WASTING OUR TIME ON A SIDE ISSUE?

This point can't be stressed too much: we are not wasting time promoting refillable bottles. An increasing number of studies (including one from Energy, Mines & Resources Canada) are concluding that the following energy-efficiency ranking exists:

- 1) reduction of wastes at their source - most efficient
- 2) reuse of containers and materials - second best efficiency
- 3) recycling of containers and materials - third best efficiency

I-15-e

- 6 -

With this in mind, reuse or refilling of a soft drink bottle is preferable to recycling of non-refillable cans and bottles.

Some other considerations are important also:

- a) why build a multi-million dollar resource recovery (RR) plant to handle/extract materials which could have been reduced, reused or source separated from wastes in the first place? In this regard, the U.S. Environmental Protection Agency says that it is best to reduce those wastes that can be reduced before building a RR plant. Since plant revenues and costs are based on tons of wastes and recovered materials, financing problems are minimized if such wastes are removed first.
- b) A RR plant is at least 5 years away, even if the Region should decide tomorrow to build one. However waste reduction and container reuse (eg. refillables) are possible TODAY;
- c) resource recovery plants eventually reduce our waste disposal costs - but they can't possibly cut down our costs of collection because more and more wastes are continually being produced. If people begin to reduce the amount of garbage they produce - and refillables are a start in this direction - then collection costs could be reduced;
- d) if enough wastes are reduced, reused and separated at their sources - i.e. diverted from the regular garbage - it is possible that the size of the resource recovery plant needed for the Region could be reduced. This would mean savings!
- e) we'll never be able to recycle/recover all of our wastes; but if we reduce and reuse/refill where possible, there won't be so much left to recycle.

Refilling soft drink bottles is an important part of a total, integrated solution to our waste management problems.

For More Information on Refillable Containers, Recycling, Waste Reduction, Source Separation of Wastes, Resource Recovery, etc...
Please Contact:

Community Conservation Centre
247 King Street West
Kitchener, Ontario
N2G 1B1

Call: 745-6154 or



Mississauga Energy Conservation Centre

77 City Centre Drive, Suite 200A, Mississauga, Ontario, L5B 1M5

Telephone (416) 276-SAVE



CREDIT VALLEY CONSERVATION AUTHORITY

MEADOWVALE, ONTARIO L0J 1K0

Telephone 451-1615

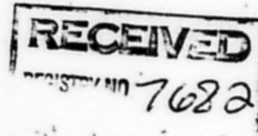
WHEN REPLYING KINDLY QUOTE
THIS FILE NUMBER
P.17.5.

I-16

July 24, 1978

City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Attention: Mrs. Joan J. LeFeuvre
Committee Co-ordinator



54-78
45-78

Dear Mrs. LeFeuvre:

Re: Hydro Dam - Streetsville
Your File 54-78 - C.V.C.A.
45-78 - Ministry of Environment

This acknowledges your letter of June 13, 1978 to Mr. I. B. Earl, Manager, Maple District, Ministry of Natural Resources, with a copy to this Authority.

The Water Management Advisory Board at its meeting held July 11, 1978 adopted the following resolution:

58 WM 78

"Resolved that the letter dated June 13, 1978 from the City of Mississauga concerning the Hydro Dam in Streetsville be received; and

Furthermore, that the City of Mississauga be advised that the removal of the dam will be considered in the Authority's 1979 Budget subject to the approval of the City of Mississauga and the Ministry of Natural Resources. The Authority's share of the cost of the project to be paid out of the general levy."

Yours very truly,

Basil Noels
Basil Noels, P. Eng.
Operations Manager

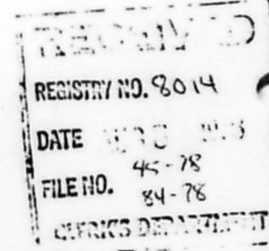
BN/gc

cc: Mr. W. P. Taylor, P. Eng. - City Engineer, City of Mississauga
Mr. I. B. Earl - Manager, Maple District, Ministry of Natural Resource

✓ TO BE RECEIVED.
COPY HAS BEEN SENT
TO W. TAYLOR

I-17

NOTICE
ENVIRONMENTAL APPEAL BOARD
THE ENVIRONMENTAL PROTECTION ACT, 1971
(S.O. 1971, c.86, as amended)



Lands located:

Highways 7 & 10 (Brampton)

In The Matter Of: sections 59, 59a, 77, 78 and 80 of The
Environmental Protection Act, 1971, as amended,

- and -

In The Matter Of: an appeal dated the 21st day of June, 1978
by John Dinevski from the refusal by the Director, dated the
6th day of June, 1978, to issue a Certificate of Approval for
a Class 4 sewage system to be located near the intersection
of Highway #7 and Highway #10, City of Brampton, Regional
Municipality of Peel, Ontario,

- and -

In The Matter Of: a hearing to be held by the Environmental
Appeal Board.

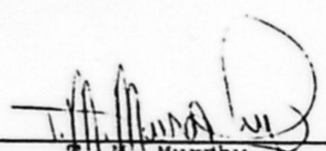
TAKE NOTICE that the Environmental Appeal Board hereby appoints
Thursday, the 24th day of August, 1978 at 9:30 o'clock in the
morning (local time) in the Regional Municipality of Peel Council
Chambers, third floor, 150 Central Park Drive, Brampton (Bramalea),
Ontario, for the hearing of this appeal.

AND TAKE NOTICE that the purpose of the hearing is to enable the
Board to determine whether it shall confirm, alter or revoke the
refusal that is the subject of the hearing.

AND FURTHER TAKE NOTICE that if you do not attend at this hearing
the Environmental Appeal Board may proceed in your absence and
you will not be entitled to any further notice in the proceedings.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
B. CLARK & W. TAYLOR

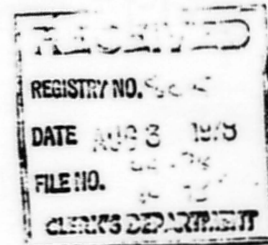
Dated at Toronto
this 31st day of July, 1978


T. M. Murphy
Board Secretary

NOTICE
ENVIRONMENTAL APPEAL BOARD
THE ENVIRONMENTAL PROTECTION ACT, 1971
(S.O. 1971, c.86, as amended)

Lands located:

Pond Street (Meadowvale Village)



In The Matter Of: sections 59, 59a, 77, 78 and 80 of The
Environmental Protection Act, 1971, as amended,

- and -

In The Matter Of: an appeal dated the 28th day of July, 1978
by Mrs. F. Evelyn Wood from the suspension by the Director,
dated the 12th day of July, 1978, of a Certificate of Approval
for a Class 4 sewage system to be located on Lots 15 and 18,
Pond Street, community of Meadowvale, City of Mississauga,
Regional Municipality of Peel, Ontario,

- and -

In The Matter Of: a hearing to be held by the Environmental
Appeal Board.

TAKE NOTICE that the Environmental Appeal Board hereby appoints
Thursday, the 24th day of August, 1978 at 9:30 o'clock in the
morning (local time) in the Regional Municipality of Peel Council
Chambers, third floor, 150 Central Park Drive, Brampton (Bramalea),
Ontario, for the hearing of this appeal.

AND TAKE NOTICE that the purpose of the hearing is to enable the
Board to determine whether it shall confirm, alter or revoke the
suspension that is the subject of the hearing.

AND FURTHER TAKE NOTICE that if you do not attend at this hearing
the Environmental Appeal Board may proceed in your absence and
you will not be entitled to any further notice in the proceedings.

Dated at Toronto
this 31st day of July, 1978.

T. M. Murphy
Board Secretary

✓
TO BE RECEIVED.
COPY HAS BEEN SENT TO
B. CLARK & W. TAYLOR

I-19



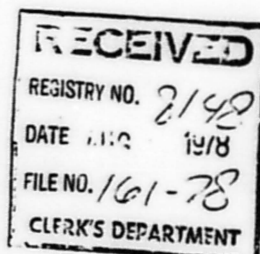
Office of the
Minister

Ministry
of
Housing

July 7, 1978

Hearst Block
Queen's Park
Toronto Ontario
M7A 2K5
416/965-6456

His Worship Mayor R. A. Searle
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2



Dear Mayor Searle:

Re: Ontario Home Renewal Program

Thank you for your application of April 11, 1978, for Provincial grants for the fiscal year 1978-79 pursuant to Section 2a(1) of The Housing Development Act and Regulations thereunder. I hereby approve your application for a Provincial grant for the current fiscal year, and enclose a cheque in the amount of \$125,200, representing an accountable advance.

You will appreciate that the funds available to Ontario municipalities for the fiscal year ending March 31, 1979, are limited to \$20,000,000. As the demand for funds may exceed the supply, an effort is being made to assist as many municipalities as possible.

I would therefore like to emphasize that this advance may represent the total funds that can be made available to your municipality under the 1978-79 Ontario Home Renewal Program. Commitments made to homeowners must not exceed the amount of this cheque until such time as you request and receive further accountable advances.

I should point out the City's grant for the 1978-79 fiscal year is based on a population figure of 263,652, as indicated in the 1978 Municipal Directory. Therefore, the City of Mississauga is eligible for a total allocation of \$527,304.00. We have taken the liberty of making the appropriate revisions to your application.

I wish you every success in the delivery of this program, and I look forward to your continued interest through further submissions for accountable advances.

Yours sincerely,

ORIGINAL SIGNED BY
CLAUDE F. BENNETT

Claude F. Bennett
Minister

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
D. OGILVIE, W. MUNDEN



I-20

Office of the
Minister

Ministry of the
Environment

135 St. Clair Avenue West
Toronto, Ontario
M4V 1P5
416/965-1611

July 18, 1978

RECEIVED

Mrs. Hazel McCallion,
Streetsville Councillor,
City of Mississauga,
1 City Centre Drive,
Mississauga, Ontario.
L5B 1M2

STY NO 7899
JUL 21 1978
45-78

JUL 21 1978

Dear Hazel:

With reference to your letter of July 4, 1978, in any discussions with TRICIL the company has indicated that most of the wastes presently being handled at the Mississauga facility can be incinerated at the company's Sarnia facility. There are certain types of inorganic wastes which could constitute a problem but I expect to receive an application for approval shortly from a company proposing the establishment of a solidification plant to handle these types of waste. Also, there is consideration being given to establishment of a cambrian disposal well in the Sarnia area which would have the capability of handling these wastes.

Since TRICIL has closed the incinerator at Mississauga, it may be necessary to direct some wastes to landfills. This will only be done following an assessment of the capability of individual landfills to handle liquids.

In conclusion, I am confident that safe ways are available to handle the wastes even though TRICIL has decided to shut down the liquid waste incinerator at Mississauga.

Yours very truly,

George

George R. McCague
Minister

TO BE RECEIVED



I-21

Parliament
to the
Minister

Mrs. Jo
Committ
City of
1 City
Mississ
L5B 1M2

Dear Mr

Re: Fi

Further
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of the

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TO BE RECEIVED

I-21



Ontario

Parliamentary Assistant
to the
Minister of Education

416/965-XXXX 4819

Mowat Block
Queen's Park
Toronto Ontario
M7A 1L2

July 11, 1978

Mrs. Joan J. LeFeuvre
Committee Co-ordinator
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

RECEIVED
REGISTRY NO. 7275
DATE JUL 13 1978
FILE NO. 45-78


Dear Mrs. LeFeuvre:

Re: File 45-78 - Control of Emission of Contaminants
by Tricil Limited

Further to Premier Davis' response dated June 13th to your letter of May 19th, the subject has been under intense discussion and I have delayed writing pending the outcome of the Appeal Hearing of the proposed Control Order revised June 13th.

As you will no doubt know, Tricil has closed down the incineration operation. I am well aware of the concern of Council and the community and I know we all recognize the need for waste disposal and trust that new arrangements will enable this to proceed satisfactorily.

Yours sincerely,


R. Douglas Kennedy, M.P.P.
Mississauga South

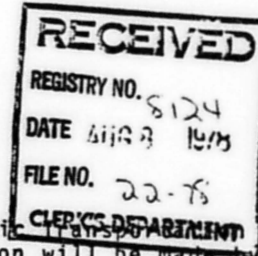
TO BE RECEIVED

I-22

MINISTRY OF TRANSPORTATION AND COMMUNICATIONS
THE PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT

PUBLIC NOTICE

Lands located:
Rexwood Road



IS HEREBY GIVEN that pursuant to the Public Transportation and Highway Improvement Act, an application will be made by the Minister of Transportation and Communications to the Ontario Municipal Board for the approval of the closing of the following road in the City of Mississauga, Regional Municipality of Peel, where it intersects or runs into the controlled-access highway known as Highway 427.

CITY OF MISSISSAUGA, Regional Municipality of Peel

1. Part of the road allowance between Lots 10 and 11, Concession 8, Southern Division. (Rexwood Road formerly Derry Road east).

Such application will be heard by the said Board at the Malton Community Centre, Malton, Ontario, on the 11th day of September, 1978 at 10:00 O'CLOCK IN THE FORENOON, at which time and place all persons claiming to be interested or affected may attend and be heard.

A Plan P-5047-48B showing the portion of road proposed to be closed may be seen at the office of the Clerk of the City of Mississauga, 1 City Centre Drive, Mississauga, Ontario; at the office of the District Engineer of the Ministry of Transportation and Communications, 1201 Wilson Avenue, Downsview and at the office of the Head, Planning and Design Section at 3501 Dufferin Street, Downsview, Ontario during regular office hours, up to September 11, 1978.

Dated at Toronto, this 28th day of June, 1978.

THE HONOURABLE JAMES W. SNOW
MINISTER OF TRANSPORTATION AND COMMUNICATIONS

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
B. CLARK & W. TAYLOR

I-22-a

SPECIAL NOTICE

The Ontario Municipal Board has also directed that all persons who object to the closing, SHALL FILE PARTICULARS OF THEIR OBJECTIONS, stating their Lot, Concession or Registered Plan Number, on or before the 1st day of September, 1978, by mailing such particulars to:-

1. The Ontario Municipal Board
180 Dundas Street West
Toronto, Ontario M5G 1E5

(Referring to File Number M-74166)

AND ALSO TO

2. Mr. M. Ernesaks, Head,
Planning and Design Section
Ministry of Transportation
and Communications
3501 Dufferin Street
Downsview, Ontario M3K 1N6

At the Hearing on the 11th day of September, 1978, the Board will hear objections to the closing and matters related to the closing only. If an objector does not attend, the Hearing may proceed in his absence and he is not entitled to any further notice. Claims for compensation will not be dealt with or determined until the road is physically closed.

Section 22 (1) of The Expropriations Act states that a claim for compensation for injurious affection shall be made by the person suffering the damage or loss in writing with particulars of the claim up to one (1) year after the damage was sustained or after it became known to him, and, if not so made, the right to compensation is forever barred.

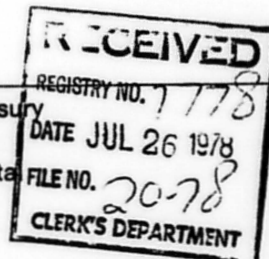
THE HONOURABLE JAMES W. SNOW
MINISTER OF TRANSPORTATION AND COMMUNICATIONS



I-23

Office of the
Treasurer
of Ontario

Ministry of Treasury
Economics and
Intergovernmental
Affairs



416/965-6361

Frost Building
Queen's Park
Toronto Ontario

July 20, 1978

DEAR MR. MCGILLIVARY:

On behalf of the Treasurer, thank you for advising him of the resolution adopted by the City of Mississauga regarding the reduction of tax levies on Canadian Legions.

While we fully appreciate the contribution made by Legions to the community, we cannot endorse the extension or proliferation of present property tax exemption provisions. However, should your City deem it appropriate, it is at liberty to make grants under Section 248(a) of The Municipal Act to partially or fully offset the property tax burden on Legions.

Yours sincerely,

RE: Resolution #283
passed by Council
on May 23, 1978.

George Ashe
Parliamentary Assistant
to the Treasurer

Mr. L.M. McGillivary
Deputy City Clerk
City of Mississauga
1 City Centre Drive
Mississauga, Ontario
LSB 1M2

c.c.: Mr. Terry Jones, M.P.P.
Mississauga North

TO BE RECEIVED

I-24



Ontario
Municipal
Board

416/985-1912

180 Dundas St. West,
Toronto, Ontario.
MSG 1ES
MSG 1ES

Quote File Number

A7836

A7859

A7860

Lands located:

east side of Dixie Road,
north of Derry Road

Mr. Ernest J. Weiss
Barrister & Solicitor
Suite 105
333 Wilson Avenue
Downsview, Ontario
M3H 1T2

Dear Sir:

Re: Arthur Issler and Alliance Rockcliffe Limited
appeal from a decision of the Region of Peel
Land Division Committee - Submission Nos.
B 229-77-M, A 436/77, and A 437/77

Receipt is acknowledged of your letter of
July 28th advising the above appeals to this Board
have been withdrawn.

In view of such notice I am directed to
advise the hearing on these matters, scheduled to be
held at 10:00 a.m. on Monday, August 14, 1978, has
been cancelled.

The Order of the Board will follow.

Yours truly,

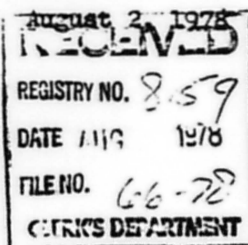
K. C. Andrews
Secretary

KCA:mma

cc: Clerk, City of Mississauga
Clerk, Region of Peel
Secretary-Treasurer, Land Division Committee
Secretary-Treasurer, Committee of Adjustment
Mr. C.G. Schulze, c/o Davis, Webb & Hollinrake

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & R. CLARK

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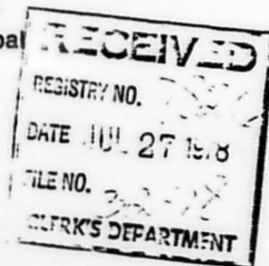


Ontario
Municipal
Board

416/965-1912

180 Dundas St. West,
Toronto, Ontario.
M5G 1E5

Lands located:
3146 Hurontario
Street



Quote File Number
173129

July 25, 1978

C
O
P
Y

Mr. Dennis H. Wood
McCarthy & McCarthy
Barristers and Solicitors
P.O. Box 43
Toronto Dominion Bank Tower
Toronto-Dominion Centre
Toronto, Ontario
M5A 1E6

Dear Sir:

Re: Brewers' Warehousing Company and
FMI International Inc. appeal from
decision of the Committee of
Adjustment of the City of Mississauga -
Submission No. 431/77

Receipt is acknowledged of your letter of
July 18th advising the above appeal to this Board has
been withdrawn.

In view of such notice I am directed to
advise the hearing on this matter, scheduled to be
held at 10:00 a.m. on August 3, 1978, has been
cancelled.

The Order of the Board will follow.

Yours truly,

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

M. J. Andrews
Secretary

cc: Ray Lodge Real Estate Ltd.
Blanchard, Moore, Kerr & Chadlock
Mr. J. Greenwood, c/o Davis, 1930
Clerk, City of Mississauga
Secretary-Treasurer, Committee of Adjustment

I-26



A 75129

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 343) as amended,

- and -

Lands located:
3146 Hurontario
Street

IN THE MATTER OF an appeal by
Brewers' Warehousing Company
Limited and Phi International
Inc. from a decision of the
Committee of Adjustment of
the City of Mississauga

BEFORE:

B.E. SMITH
Vice-Chairman

- and -

W.F. DYER, O.C.
Member

Thursday, the 27th day of
July, 1978

UPON APPEAL from a decision of the Committee of Adjustment
granting an application numbered A431/77 by Ray Dodge Real
Estate Limited for a variance from the provision of By-law
4506 of the City of Mississauga, as amended, for permission
to continue the use of premises known municipally as 3146
Hurontario Street as a real estate office, notwithstanding
that the said by-law does not provide regulations for such
use in a CUL zone, upon condition, and the appeal having
been withdrawn by memorandum in writing filed;

THE BOARD ORDERS, that this appeal is hereby dismissed.

SECRETARY

TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK



A 78217

I-27

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 348) as amended

- and -

Lands located:
4040 Midhurst Lane

IN THE MATTER OF an appeal by
Anna Peria from a decision of
the Committee of Adjustment
of the City of Mississauga

B E F O R E :

J.A. WHELER
Member

) Tuesday, the 11th day
)
) of July, 1978

UPON APPEAL from a decision of the Committee of Adjustment
dismissing an application numbered A 12/78 by Nicola Peria
for a variance from the provisions of By-law 5500 of the
City of Mississauga, as amended, to permit the maintenance,
on dwelling house premises known municipally as 4040 Midhurst
Lane, of an uncovered platform having a rear yard setback of
approximately 22 feet, whereas the said by-law requires a
minimum rear yard setback of 35 feet;

THE BOARD ORDERS that this appeal is hereby dismissed.

SECRETARY



✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

I-28



A 7858

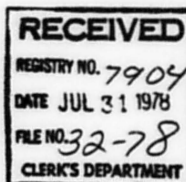
Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended

- and -

Lands located:
4229 Cawthra Road

IN THE MATTER OF an appeal by
Milje Romani from a decision
of the Committee of Adjustment
of the City of Mississauga



B E F O R E :

A.M. ARRELL, Q.C.
Vice-Chairman

- and -

A.S. HALL
Member

)
) Wednesday, the 19th day
) of July, 1978
)

UPON APPEAL from a decision of the Committee of Adjustment
dismissing an application numbered A420/77 for a variance
from the provisions of By-law 5300 of the City of Mississauga,
as amended, for permission to park a commercial motor vehicle
on the property, whereas the said by-law does not permit such
use in a residential zone, the lands in question being com-
posed of part of Lot 10, Concession 2, H.D.C. and known
municipally as 4229 Cawthra Road, and the appeal having been
withdrawn by memorandum in writing filed;

THE BOARD ORDERS that this appeal is hereby dismissed.

SECRETARY

A73-
72

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK



Ontario

A 78287

I-29

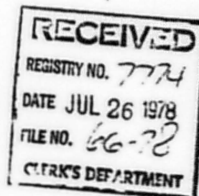
Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended

- and -

Lands located:
2104 Bromsgrove Road

IN THE MATTER OF an appeal by
Guiseont Holdings Limited from
the conditions imposed in a
decision of the Regional Muni-
cipality of Peel Land Division
Committee



BEFORE:

D.S. COLBOURNE
Vice-Chairman

- and -

J.E. HENDY
Member

)
) Monday, the 17th day
)
) of July, 1978
)

Whereas the appellant (the applicant) has requested that the
Board dismiss the appeal and set aside the decision of the
Land Division Committee so that they might make a fresh
application to the Land Division Committee;

UPON APPEAL from the conditions imposed in a decision of the
Land Division Committee granting an application numbered
B 221/774 for consent herein, upon conditions, and the appeal
and the application having been withdrawn by memorandum in
writing filed;

THE BOARD ORDERS that this appeal is hereby dismissed, the
decision of the Land Division Committee set aside, and the
original application for consent is dismissed without pre-
judice to a new application being made to the Land Division
Committee.

SECRETARY

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

I-30

03-11 75



R 763317

Ontario Municipal Board

IN THE MATTER OF Section 35(22) of
The Planning Act (R.S.O. 1970,
c. 349)

- and -

Lands located:
north-west corner
of Truscott Drive/
Southdown Road

IN THE MATTER OF an appeal by
Carmus Management Limited for
an order directing an amendment
to By-law 5500 of the City of
Mississauga to change from AC and
R4 to AC1-Section 803 and R4-
Section 804, the permitted use of
lands comprising Lot 94 and part
of Lot 95 according to Registered
Plan 693 and part of Lot 31, Con-
cession 2, South of Dundas Street,
in the City of Mississauga and
situate on the north-west corner
of Truscott Drive and Southdown
Road to permit the erection of an
office building on the said lands
and a detached dwelling

C O U N S E L :

R.K. Webb, Q.C. - for Carmus Management Limited
Basil T. Clark, Q.C. - for the City of Mississauga

DECISION OF THE BOARD delivered by W. E. DYER

The appellant/owner seeks an order directing a rezoning
of its lands situate at the north-west corner of Truscott Drive
and Southdown Road in Mississauga. Such rezoning would allow
the construction of a professional office building with a
gross floor area of about 9,100 square feet, the leaseable
space being 7,360 square feet. In addition, a single family
detached dwelling would be built on the north-east corner of
Truscott Drive and Thetford Court fronting on Thetford.

The site plan, Exhibit 12, clearly depicts the intended
uses. The office complex is a low rise development for what
is stated would be a maximum of 10 users. Coverage amounts to
some 33 per cent of the commercial site itself with an almost
equal amount in landscaped area. Parking is to be provided

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

for 27 cars. The evidence of the traffic engineer, Grant Bacchus, indicates that 3 spaces for every 1000 feet of leaseable area for an office commercial complex would be a rule of thumb but in this instance, 4 spaces per 1000 feet may be more realistic as doctors' office parking requirements are more extensive than general office usage.

The existing zoning on the site is AC for the corner itself allowing a service station use and R4 on the Thetford Court frontage. The Official Plan designates the subject property residential on Thetford and Highway Commercial on the corner (see Exhibit 7).

No access is allowed from the site to Truscott Drive or Southdown Road as the Ministry of Transportation and Communications owns a 1-foot reserve on the whole of that frontage. Accordingly, access is to be provided as shown on the site plan from Thetford Court by way of a private lane, about 27 feet in width, 22 feet of which will be the paved travelled portion.

The appellant company purchased the lands from the Ministry of Transportation and Communications in 1975 and several proposals for development have been advanced, this, in the opinion of the Company's planner, being the best type of use for the area utilizing the corner for the commercial use of low profile coverage and density while retaining the residential character of the balance of the area by the single family house proposed at Thetford and Truscott. Notwithstanding that view and negotiations with the City for support of the project, much opposition has been mounted by the local neighbourhood and the nature of the application confirms the City's opposition and refusal to enact an appropriate by-law.

The main thrust of those opposed was directed to the problems of traffic in the area presently experienced by the residents. There is no doubt that on the evidence, both Truscott

I-30-6

- 3 -

R 763317

Drive and Southdown Road are heavily congested at peak periods daily. Looking at Exhibit 3, the existing land use map of the area, it is obvious that the whole district is residential in character and predominantly single family.

This neighbourhood was planned around the school and existing facilities, the service station use as designated on the easterly part of this site having been accepted by the residents as the area developed. Their concern now is that the change in use to doctors' offices with the sole access into Thetford Court would have too great an impact. The claim is that the building is too large and access should be to the arterial road. The traffic generated would all discharge into the residential area and add significantly to an already difficult situation.

The Board appreciates the participation of the residents and the forthright way in which their evidence was given. Similarly it would appear appropriate that the site be developed for a use such as proposed and there is no question in the mind of this member that considerable thought has gone into the planning of the particular building and residence with the surrounding landscaping to blend as well as possible with the neighbourhood.

The municipality's general zoning by-law restricts accesses to commercial office uses through residential zones. The Official Plan definitely splits the site, the westerly portion thereof where the driveway is to be constructed being in a residential designation.

Evidence given by Mr. Bacchus indicates that certain traffic improvements in the general area are to be made or in the implementation stage at the present time to alleviate the serious traffic problems now evident on Truscott and Southdown. The interchange improvements scheduled in 1980 by way of new works at Winston Churchill and the Q.E.W. will, no doubt, relieve the

I-30-c

problems here to some extent.

One wonders really if such relief should occur prior to any development proposal such as this proceeding at this stage? The Board is not convinced that the present traffic problems will not be aggravated by the office commercial use advanced, nor is it satisfied that the access to Thetford conforms to the Official Plan. No matter what zoning may be applied to the drive, it remains an access and accessory use exclusive to the office commercial complex and absolutely essential to that development given that no agreement can be reached to breach the 1-foot reserve. Such a use is contrary to the present by-law of Mississauga and in the Board's view, would require an Official Plan amendment for the site.

In considering applications under Section 35(22) of The Planning Act, the Board should be thoroughly convinced that the best interests of all parties are to be served. To direct the municipality to pass a by-law must not be taken lightly and reasons for such should be compelling.

The subject proposal is in the Board's opinion premature at this time and would not conform to the Official Plan covering the area. Though some similar type use may well be appropriate when the traffic situation has eased and perhaps if access to Truscott or Southdown can be achieved, the subject proposal will not be directed at this time.

The appeal is accordingly dismissed.

DATED at Toronto this 26th day of July, 1978

W.E. DYER
MEMBER

I-31



A 78211

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,

- and -

Lands located:
1376 Madigan's
Lane

IN THE MATTER OF an appeal by
Palan Limited from a decision
of the Regional Municipality of
Peel Land Division Committee

RECEIVED
REGISTRY NO. 7023
DATE JUL 7 1978
FILE NO. 60-75
CLERK'S DEPARTMENT

APPOINTMENT FOR HEARING

Palan Limited having appealed from a decision of the Regional Municipality of Peel Land Division Committee dated the 26th day of January, 1978 whereby the Committee dismissed its application numbered B13/78M for consent to the conveyance, mortgage, or charge or to an agreement for the sale and purchase of a parcel of land having a frontage of approximately 112.15 feet on Madigan's Lane, an average depth of 90 feet and an area of 10,001 square feet, the lands in question being composed of part of Lot 9, Range 2, Credit Indian Reserve; formerly in the Town of Mississauga, now in the City of Mississauga;

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday,
the 21st day of August, 1978 at the hour of ten
o'clock (local time) in the forenoon at the Bramalea Civic
Centre, Bramalea for the hearing of all persons who desire
to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing,
the Board may proceed in your absence and you will not be
entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in
the hearing may request a copy of the decision from the
presiding Board Member. Such decision will be mailed to you
when available.

DATED at Toronto this 5th day of July, 1978.

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

SECRETARY



A 78120

I-32

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended

- and -

Lands located:

2104 Bromsgrove Road

IN THE MATTER OF an appeal by
The Corporation of the City of
Mississauga from a decision of
the Committee of Adjustment of
the City of Mississauga

APPOINTMENT FOR HEARING

The Corporation of the City of Mississauga having appealed from a decision of the Committee of Adjustment of the City of Mississauga, dated the 21st day of December, 1977, whereby the Committee granted an application by J.F.R. Holdings Limited for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, to permit the maintenance of an existing building known municipally as 2104 Bromsgrove Road, notwithstanding that the said building has a side yard setback of approximately 4.0 feet, whereas the said by-law requires a minimum side yard setback of 15 feet, upon the conditions set out in the said decision;

THE ONTARIO MUNICIPAL BOARD hereby appoints Wednesday, the 9th day of August, 1978, at the hour of two o'clock (local time) in the afternoon, at the Bramalea Civic Centre, Bramalea, for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto, this 10th day of July, 1978.

SECRETARY

TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

I-33



A 78102

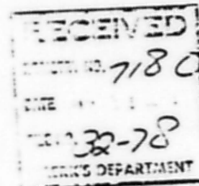
Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,

- and -

Lands located:
222 Isabella Avenue

IN THE MATTER OF an appeal by
John B. Davidson and Eve A.
Davidson from a decision of
the Committee of Adjustment of
the City of Mississauga



APPOINTMENT FOR HEARING

John B. Davidson and Eve A. Davidson having appealed from a decision of the Committee of Adjustment of the City of Mississauga dated the 15th day of December, 1977, whereby the Committee granted an application numbered A 423/77 by Antal Szakacs and Katalin Szakacs for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, to permit the construction of a two-storey addition on the northerly side of existing dwelling house premises known municipally as 222 Isabella Avenue, notwithstanding the said dwelling has a southerly side yard setback of approximately 9 feet 4 1/4 inches and is located on a lot having a frontage of approximately 59 feet 11 1/4 inches, whereas the said by-law requires a minimum side yard setback of 14 feet in this instance and a minimum lot frontage of 100 feet;

THE ONTARIO MUNICIPAL BOARD hereby appoints Thursday, the 24th day of August, 1978 at the hour of ten o'clock (local time) in the forenoon at the Board's Chambers, 180 Dundas Street West (8th floor) in the City of Toronto for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 10th day of July, 1978.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

SECRETARY

Clerk, City of Mississauga



A 78464

I-34

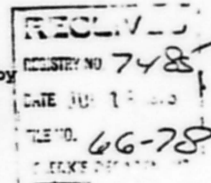
Ontario Municipal Board

Lands located:
Whittier Crescent

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,

- and -

IN THE MATTER OF an appeal by
Margaret H. McFarlane and
Joseph C. Frantz from a
decision of the Regional
Municipality of Peel Land
Division Committee



APPOINTMENT FOR HEARING

Margaret H. McFarlane and Joseph C. Frantz having appealed from a decision of the Regional Municipality of Peel Land Division Committee dated the 9th day of March, 1978 whereby the Committee dismissed their application numbered B18/78M for consent to the conveyance, mortgage, or charge or to an agreement for the sale and purchase of a parcel of land having a frontage of approximately 160.35 feet on Whittier Crescent and an area of 0.763 acres; the lands in question being composed of part of Lot 17, Block "A", Registered Plan B-88, and Part of Lots 8 and 9, Registered Plan A-23, formerly in the Town of Mississauga, now in the City of Mississauga;

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday,
the 28th day of August, 1978 at the hour of two
o'clock (local time) in the afternoon at the Bramalea
Civic Centre at Bramalea for the hearing of all persons who
desire to be heard in support of or in opposition to the
appeal.

If you do not attend and are not represented at this hearing,
the Board may proceed in your absence and you will not be
entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in
the hearing may request a copy of the decision from the
presiding Board Member. Such decision will be mailed to you
when available.

DATED at Toronto this 14th day of July, 1978.

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
R. EDMUNDS & B. CLARK

SECRETARY

I-35



R 773100

Ontario Municipal Board
IN THE MATTER OF Section 35(22)
of The Planning Act (R.S.O.
1970, c. 349).

RECEIVED
NO. 7888
T 77049
22 27 2

- and -

Lands located:

Central Parkway East/
Meadows Boulevard

IN THE MATTER OF an appeal by Central Parkway Developments Limited for an order directing an amendment to By-law 5500 of the City of Mississauga, as amended, to change the permitted use of three parcels of land comprising part of Lot 13, Concession 2, North of Dundas Street, in the City of Mississauga and consisting of Blocks 'B', 'F' and 'G', according to Registered Plan M159, from R15, Sections 486 and 488 to R25, Special to permit the construction of "on street" townhouses

APPOINTMENT FOR HEARING

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the 11th day of September, 1978 at the hour of ten o'clock (local time) in the forenoon at the Board's Chambers, 100 Dundas Street (8th Floor) in the City of Toronto, for the hearing of all parties interested in supporting or opposing this appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved, persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 25th day of July, 1978.

SECRETARY

THE CORPORATION OF THE CITY OF MISSISSAUGA
BY-LAW NUMBER _____

I-35-a

A By-Law to amend By-Law Number 5500 as amended, being the zoning By-Law of the former Town of Mississauga

THE COUNCIL of the Corporation of the City of Mississauga, pursuant to Section 35 of The Planning Act, R.S.O. 1970, and amendments thereto, ENACTS as follows:

1. By-Law Number 5500 as amended, is hereby further amended by adding thereto 'Section _____':

Notwithstanding their 'RM5, Sections 486 and 488' zone designation, the lands delineated as 'RM5, Section _____' in Schedule 'A' of this By-Law shall only be used for row and semi-detached dwellings, in compliance with the 'RM5' zone provisions contained in this By-Law, except that the frontage, side yards and gross floor area and parking shall conform to the following requirements:

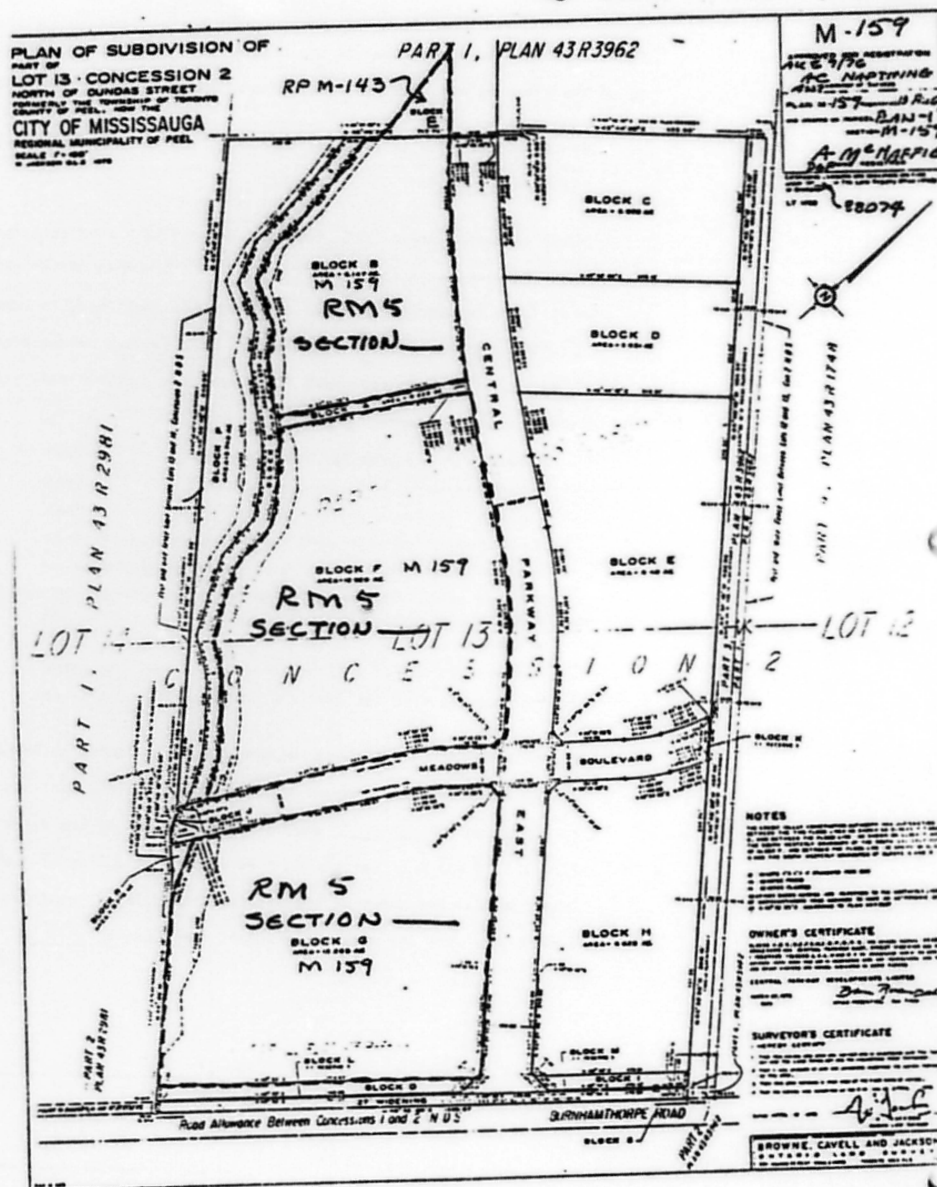
Minimum lot frontage per dwelling unit - 20 feet
Minimum interior side yard for end lot - 5 feet
Minimum interior side yard between lots - 0 feet
Minimum exterior side yard for corner lot - 15 feet
Maximum gross floor area - 0.75 times the lot area
Minimum of one driveway parking space and one garage parking space for each dwelling unit
Minimum rear yard - 25 feet
Minimum of two (2) attached one-family dwelling units
Minimum lot area per dwelling unit - 2,000 square feet

2. Map Number 31 contained in Schedule 'B' attached to By-Law number 5500 as amended, is hereby amended by changing from 'RM5, Sections 486 and 488' to 'RM5, Section _____', the zone designations of the parcels of land being Blocks B, F and G of Registered Plan M-159 in the City of Mississauga and which parcels are shown on the attached Schedule 'A' outlined in a heavy broken line with the zone designation 'RM5, Section _____'.

ENACTED and PASSED this _____ day of _____, 1977.

MAYOR

SCHEDULE 'R'
By-LAW NUMBER



I-35-c

EXPLANATORY NOTE

- (A) PURPOSE OF THE BY-LAW
To change the zoning designation of 3 parcels of land from 'RM5, Sections 486 and 488' to 'RM5, Section _____'.
- (B) EFFECT OF THE BY-LAW
'RM5, Sections 486 and 488' Permits development for Row or Town Houses. 'RM5, Section _____', the proposed zoning, permits the development of 'On Street' Town Houses and Semi-Detached houses and permitting the severance of the units and contiguous lands into freehold lots with frontage on a municipal road.
- (C) LOCATION OF LANDS AFFECTED
Central Parkway East, North of Burnhamthorpe Road East.

I-36



Ontario

Ontario
Municipal
Board

416/965-1908

180 Dundas St. West
Toronto, Ontario
M5G 1E5

Quote File Number
A 78263

July 14, 1978

NOTICE

Lands located:

1376 Madigan's Lane

Re:

Appeal by Palan Limited -
Committee of Adjustment of the
City of Mississauga - Submission
Number A20/78

Please be advised that the time of the Board's hearing
on the above matter scheduled for two o'clock (local time)
in the afternoon Monday, August 21, 1978 has been changed
to ten o'clock (local time) in the forenoon on Monday,
August 21, 1978.

Yours very truly,

(Miss) M. Abraham

RECEIVED
REGISTRY NO. 7471
DATE JUL 18 1978
FILE NO. GAA 36/78
PLANNING DEPARTMENT

32-78

for C. Saruyama
Supervisor
Planning Administration

✓ TO BE RECEIVED.
COPY HAS BEEN SENT TO
P. EDMUNDS & B. CLARK



A 78263

I-36a

Ontario Municipal Board

IN THE MATTER OF Section 42 of
The Planning Act (R.S.O. 1970,
c. 349) as amended,

Lands located:
1376 Madigan's
Lane

- and -

IN THE MATTER OF an appeal by
Palan Limited from a
decision of the Committee of
Adjustment of the City of
Mississauga

RECEIVED
REGISTRY NO. 7032
DATE JUL 7 1978
FILE NO. 32-75
CLERK'S DEPARTMENT

APPOINTMENT FOR HEARING

Palan Limited having appealed from a decision of the Committee of Adjustment of the City of Mississauga dated the 26th day of January, 1978 whereby the Committee dismissed its application numbered A 20/78 for a variance from the provisions of By-law 5500 of the City of Mississauga, as amended, for permission to create a parcel of land having a frontage of 34.05 feet, whereas the said by-law requires a minimum lot frontage of 80 feet; the lands in question being composed of part of Lot 9, Range 2, Credit Indian Reserve, and known municipally as 1376 Madigan's Lane;

THE ONTARIO MUNICIPAL BOARD hereby appoints Monday, the 21st day of August, 1978 at the hour of two o'clock (local time) in the afternoon at the Bramalea Civic Centre, Bramalea for the hearing of all persons who desire to be heard in support of or in opposition to the appeal.

If you do not attend and are not represented at this hearing, the Board may proceed in your absence and you will not be entitled to any further notice of the proceedings.

In the event the decision is reserved persons taking part in the hearing may request a copy of the decision from the presiding Board Member. Such decision will be mailed to you when available.

DATED at Toronto this 5th day of July, 1978.

✓ TO BE RECEIVED
COPY HAS BEEN SENT TO
W. TAYLOR, R. EDMUNDS & B. CLARK

SECRETARY

For Correspondence

(38)



Erindale College
University of Toronto
Mississauga, Ontario
LSL IC6

July 25th, 1978

Dear Hazel,

Just for the formal record, can I reiterate my hope that no change will be made in the complicated monoclature of Mississauga Road-Queen Street.

It does not appear that any of the proposed solutions will really clarify the naming of a street which has become, in any case, discontinuous. Certainly there is no such advantage apparent in the various schemes that would justify the cost, inconvenience and confusion to present residents along the road.

In particular, Queen Street is a title redolent of more than a century of tradition. It is as good a memorial to the town of Streetsville as that name itself. If it offends republicans, so much the better!

Sincerely yours,

Desmond Morton

Councillor Hazel McCallion
City Hall
1 City Centre Drive
Mississauga, Ontario.

RECEIVED

JUL 25 1978

Refer to Street Naming Com.



City of Mississauga

MEMORANDUM

R-1

To: L. M. McGillivray
Dept. Clerks

From: E. C. Law
Dept. Secretary-Treasurer

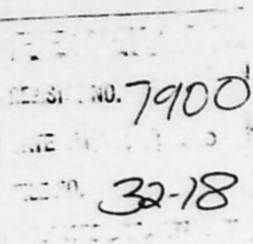
July 28, 1978

re: Proposed Victoria Woods Development
Shelter Bay Road/Glen Erin Drive/Aquitaine Avenue
"Gates of Meadowvale"
File: 32-78

In response to your memo of July 18 and Betty MacDonald's letter of June 16 and July 18, I would respectfully submit the following comments.

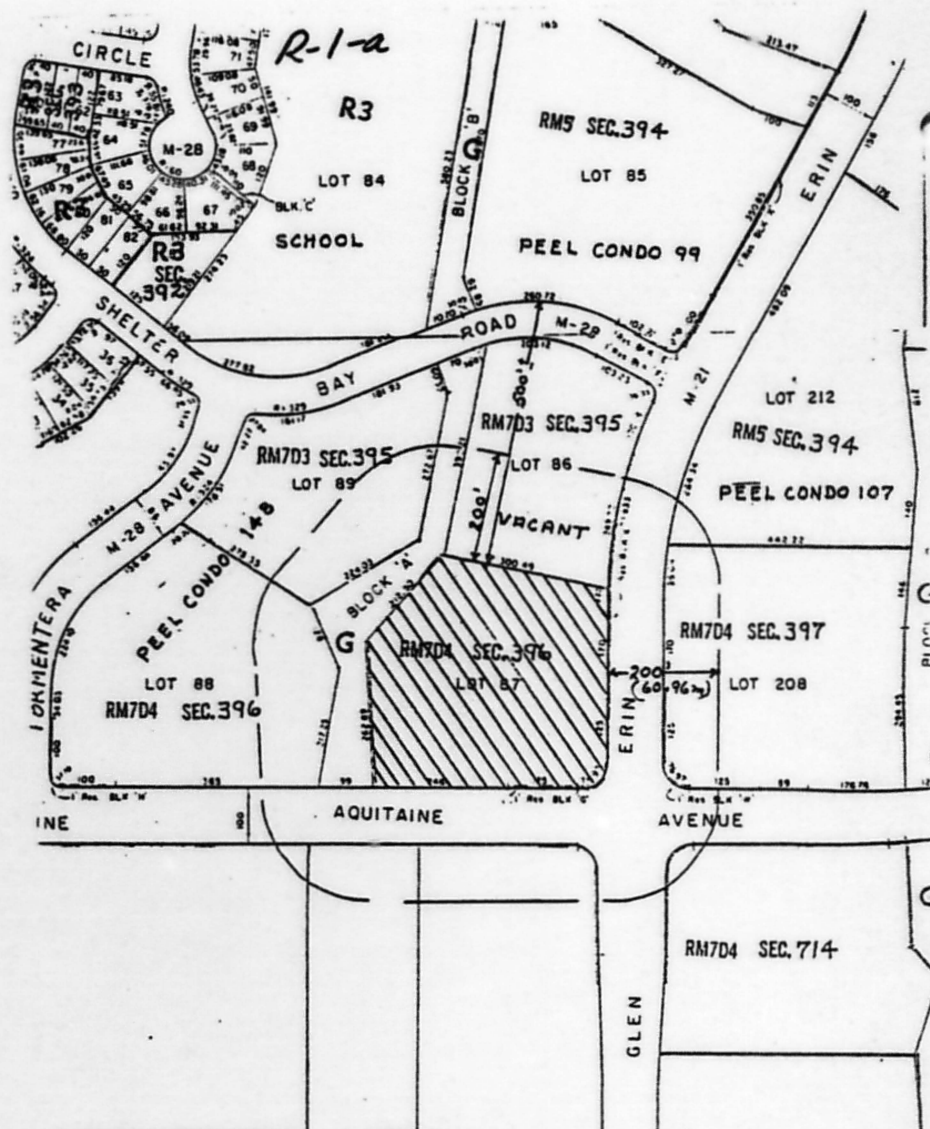
- (1) Betty MacDonald resides in Peel Condominium 99, said premises are not within the 200 ft. notification area, attached for clarity is a photocopy of part of Z map 46W indicating the properties within the immediate area.
- (2) letters were received in response to our notification expressing no objection to the proposal (copies attached.)
- (3) Developer has not been excused of providing recreation facilities, note condition #4 in decision.
- (4) I can only assume that the school officials would have had considerable input in planning proposals for the area and particularly the predicted population, as is stated in the decision the subject site will not increase the proposed population planned for the area.
- (5) Notice of Hearing was sent up to 200 feet around the subject site as indicated on attached section of Z map.

ECL/ead
Atts.



E. C. Law
E. C. Law,
Secretary-Treasurer
Committee of Adjustment.

TO BE RECEIVED



COMMITTEE OF ADJUSTMENT

SCALE: 1" = 200 Feet

ASSESSED QUOTE VICTORIA WOOD DEVELOPMENT CORPORATION INC
 APPLICATION/OWNER (SAME) TEL. NO. 449-0130
 MAILING ADDRESS 101 DUNCAN MILL RD DON MILLS ONT
 AGENT (if any) SAM BARSKETIS (VICTORIA WOOD) TEL. NO. 11 11
 MAILING ADDRESS AS ABOVE
 IN ACCORDANCE WITH SECTION 42 (1) OR (2) OF THE PLANNING ACT OF ONTARIO, AN APPLICATION FOR MINOR VARIANCE ☒ OR PERMISSION ☐
LOT COVERAGE

LOCATION OF LANDS AS SHOWN ABOVE GLEN ERIN DR WARD 4 ASSIGNMENT ROLL NO. 04-088-58100
 LEGAL DESCRIPTION
 LOT 87 ZONE DESIGNATION RM7D4
 REG. PLAN M 28 ZONING BY-LAW 5500
 COINC./RANGE SECTION (if any) 396
 VIDE OF STREET 79.27m "T" MAP 42 "T" MAP 44W

DIMENSIONS OF LAND
 EXISTING FRONTAGE 112' (37.1') PROPOSED FRONTAGE N/A REMAINING FRONTAGE N/A
 AREA 1,49.82 (3.74a) AREA AREA AREA
 FILE NO. "A" 100-128

R-1-6

REGIONAL MUNICIPALITY OF PEEL			ASSESSMENT COVERED BY THIS YEAR 1977		REGION 15		DATE 3023		DATE 25 JAN 78	
City Plan Map Str Subdiv			Municipality CITY OF MISSISSAUGA							
21 05 04 0 200										
PARCEL	OWNER	NAME AND MAILING ADDRESS	LOCATION AND DESCRIPTION	HP	SPCL	UNIT	CLASS	TOTAL MARKET VALUE	RENTAL INCOME	SAVINGS
05900 0000		FOGOLIN JOHN JOSEPH	6679 SHELTER BAY RD	59	010101		RU	20360		
		6679 SHELTER BAY RD	P 99 UNIT 59 LVL 1					20360		
		UNIT 59	IR							
		MISSISSAUGA ONT L5N 2A2								
PTNS.										
06000 0000		SHAYER PETER A	6679 SHELTER BAY RD	60	010101		RU	20360		
		6679 SHELTER BAY RD	P 99 UNIT 60 LVL 1					20360		
		UNIT 60	IR							
		MISSISSAUGA ONT L5N 2A2								
PTNS.										
06100 0000		HARDEMAN JOANNE LUCILLE	6679 SHELTER BAY RD	61	010101		RU	20690		
		6679 SHELTER BAY RD	P 99 UNIT 61 LVL 1					20690		
		UNIT 61	IR							
		MISSISSAUGA ONT L5N 2A2								
PTNS.										
06200 0000		STEVENS PATRICIA	6679 SHELTER BAY RD	62	010101		RU	20690		
		6679 SHELTER BAY RD	P 99 UNIT 62 LVL 1					20690		
		UNIT 62	IR							
		MISSISSAUGA ONT L5N 2A2								
PTNS.										
06300 0000		LYNES EDWARD	6679 SHELTER BAY RD	63	010101		RU	20690		
		6679 SHELTER BAY RD	P 99 UNIT 63 LVL 1					20690		
		UNIT 63	IR							
		MISSISSAUGA ONT L5N 2A2								
PTNS.										
06400 0000		BOURGEOIS DAVID	6679 SHELTER BAY RD	64	010101		RU	20690		
		6679 SHELTER BAY RD	P 99 UNIT 64 LVL 1					20690		
		UNIT 64	IR							
		MISSISSAUGA ONT L5N 2A2								
PTNS.										
06500 0000		STACKHOUSE SUSAN JOAN	6679 SHELTER BAY RD	65	010101		RU	20690		
		6679 SHELTER BAY RD	P 99 UNIT 65 LVL 1					20690		
		UNIT 65	IR							
		MISSISSAUGA ONT L5N 2A2								
PTNS.										
06600 0000		MAC DONALD BETTY	6679 SHELTER BAY RD	66	010101		RU	21310		
		6679 SHELTER BAY RD	P 99 UNIT 66 LVL 1					21310		
		UNIT 66	IR							
		MISSISSAUGA ONT L5N 2A2								
PTNS.										

THIS FRAME'S INDEX ENTRY IS: 04 0 200 05900, A08



Meadowvale West Homeowners Association

P.O. Box 84, Meadowvale, Ontario L0J 1K0

R-1-c

December 1, 1977.

Mr. R. Smith,
c/o Victoria Woods
Development Corp.,
101 Duncan Mills Drive,
Don Mills, Ontario.

Dear Sir:

This letter is written in reference to your proposed development at Glen Erin Drive and Aquitaine in the Meadowvale West Subdivision.

After viewing your model and site plan, the Executive of the Association held a meeting to discuss your proposal in detail.

Please be advised that the Board of Directors of the Meadowvale West Homeowners Association has no objection to the proposal as presented.

Yours truly,

A.B. Kingston

Mr. Anthony Kingston,
Chairman.



R-1-d

March 17, 1978.

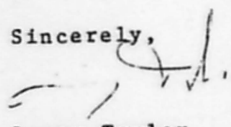
Mr. R. Griffith,
Victoria Wood Development
Corporation Inc.,
101 Duncan Mill Road,
Don Mills, Ontario.
M3B 1Z3

Dear Sir:

I am pleased to hear that the Meadowvale West Homeowners' Association have given their support to your proposed rental towers at Glen Erin and Aquitaine Avenue.

I would like to thank Victoria Wood for their cooperation during the lengthy discussion on the site plan and add my support to the proposal.

Sincerely,


Larry Taylor
Councillor - Ward 4

LT/c

R-1-e

PEEL CONDOMINIUM CORPORATION No. 148

101 Duncan Mill Rd., Suite 201, Don Mills, Ontario M3B 1Z3
(416) 449-0130

To R. Griffin, Vice President Victoria Wood
From The Board of Directors
Date March 23, 1978
Subject Building, lot 88 & 208

This will confirm that the Board of Directors for P.C.C. 148 have reviewed the plans for the proposed rental units on lots 86, 87 & 208. We are also aware of the applications, file A-100/78 and A-101/78 to be presented to the committee of adjustment on Thursday March, 30 1978 at 4:00 pm.

We have discussed these plans and have no objections to the proposed rental units or the requested variance.

John C. Findlay
John C. Findlay
President P.C.C. 148

LOTS 88 & 89
R.P. M-28



R-1-f

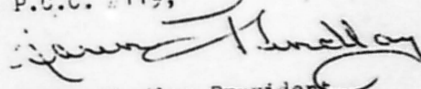
2701 Aquitaine Ave. Mississauga

March 2, 1978.

Dear Mr. Griffith,

The Board of Directors of Peel Condominium #119 have seen the plans for the two sites to be built on the corners of Glen Erin and Aquitaine, to be known as "The Gates of Meadowvale". We have no objection to the construction of these two sites.

Yours truly,
P.C.C. #119,


Karen Findlay, President

LOT 211
R.P. D1-21

R-1-g

Dear Mr. Griffith,

The Board of Directors of Peel Condominium #102 have seen the plans for the two sites to be built on the two corners of Glen Erin and Aquitaine and to be known as the "Gates of Meadowvale." We have no objection to the construction of these two sites.

Diana Jones

Yours truly,
P.C.C. #102,

Diana Jones, President.

Lot 210
R.P. M-21



FILE "A" 100/78
Sub. "A" 100/78

WARD 4

R-1-h

COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 42 (1) OR (2)
of the Planning Act
(R.S.O. 1970 C349) as amended
- and -
IN THE MATTER OF ZONING BY-LAW 5500
- and -
IN THE MATTER OF AN APPLICATION BY
VICTORIA WOOD DEVELOPMENT INC.

before
THE COMMITTEE OF ADJUSTMENT
On Thursday, April 6, 1978

Victoria Wood Development Corp. Ltd. are owners of Lot 87, Plan M-28 located on the north-west corner of Glen Erin Drive and Aquitaine Avenue as shown on the accompanying plan zoned RM7D4 Sec. 396 Multi-Residential. The applicant requests the Committee to authorize a minor variance to permit the development of the property with rental apartment buildings having a total gross floor area of 223,872 sq.ft. (1.39 x lot area) and providing a total of 238 units (64.3 units per acre), whereas By-law 5500, as amended by Sec. 396, permits a maximum gross floor area of 161,172 sq.ft. (1 x lot area) and permits a maximum of 148 units (40 units per acre) for these particular premises zoned RM7D4 Sec. 396.

On Thursday, March 30, 1978, Mr. Sam Barsketis and Mr. R. Griffith, representatives of Victoria Wood Development Corp. Inc. presented the application explaining that the subject company proposes to develop the subject property by erecting rental apartments thereon which exceed the gross floor area and number of units per acre provisions of the Zoning By-law for the subject lot.

Mr. Barsketis further explained that the lots in the area previously developed had been constructed to a lesser density than the maximum provided for in the Zoning By-law and that the increase in density proposed would not increase the maximum density for all lots in the immediate area, consequently, there would not be an increase in the population as envisaged by the Official Plan.

Mr. Griffith informed the Committee that his company had done a survey of the 9285 rental apartments available in the City of Mississauga and concluded that at the present time approximately 86 only were available for occupancy. It was his contention that the proposed project would provide a very necessary service to the City by providing much needed rental accommodation.

He further informed the Committee that the project was to be financed by the A.R.P. plan of the Province of Ontario and that the funds are only available for a limited time. Should the project be delayed, the financing as aforementioned would not be available and the project would subsequently be abandoned.

Mr. Griffith explained that Victoria Wood had been in extensive talks with the City departments for the past year and had obtained the support of the neighbouring condominium corporations, the ward councillor and the Planning Dept. to the project. He further noted that, should Victoria Wood proceed by way of rezoning procedures, it would take at least one year to obtain the necessary approvals to proceed with the development proposed which would abrogate any A.R.P. financing available for the project.

The City of Mississauga Planning Dept. commented as follows (March 28/78):

"The application is the result of a long process involving City staff, the ward councillor, and ratepayers in the area, and the proposed development is generally acceptable from a planning standpoint. We have no objection to the proposal subject to the applicant's entering into the usual development agreements and site plan approval by the Planning Dept."

Cont'd.....

R-1-i

FILE "A" 100/78
Sub. "A" 100/78

- 2 -

WARD 4

The City of Mississauga Engineering Dept. commented as follows (March 30/78):
"Should the Committee see merit in the subject application, we would recommend that approval be subject to:

- a) Site grading plan approval by this department as per resolution 109/73. The applicant will be required to pay the usual deposits applicable to the issuance of a building permit, those deposits being \$800.00 for Municipal Services Protection and \$1000.00 to insure grading in accordance with the approved site grading plan.
- b) Site plan approval by site plan committee."

The City of Mississauga Zoning Dept. commented as follows (March 30/78):

"The increase in units per acre and gross floor area would appear to be more than a minimum variance and is more of a matter of rezoning."

The applicant filed letters from various interested parties, as listed, indicating support or concurrence with the subject matter and proposal as presented.

Ward Councillor of Ward 4
Anthony Kingston, Chairman - Meadowvale West Homeowners Association
Diane Jones, President - Peel Condominium No. 102
Karen Findlay, President - Peel Condominium No. 119
John C. Findlay, President - Peel Condominium No. 148

In considering the subject matter of the application and the departmental comments, the Committee expressed real concerns with the variance requested and indicated that the representatives of the various commenting departments and the council be made aware of the end results, should the application be approved as presented.

Accordingly, the Committee agreed to defer the application for a period of one week and notify all commenting departments to send representatives to attend a public hearing scheduled for April 6, 1978 in order to voice their comments with respect to the subject matter of the application and be available for questioning by the Committee.

On April 6, 1978, Mr. Barsketis and Mr. Griffith, representing Victoria Wood and various staff representation of the commenting departments were in attendance.

The City of Mississauga Engineering Dept. commented as follows (April 3/78):
The comments are the same as those dated March 30, 1978.

Mr. A. Adamson, Director of Development Control for the City of Mississauga Planning Dept. informed the Committee that the Planning Dept. supports the application subject to the applicant being required to enter into the normal agreements which would be required if the proposal was the subject of a rezoning application.

He further explained that the proposal would not affect the maximum population contemplated by the Official Plan for the area and, because the adjacent lots had not been developed to the maximum permitted by the Zoning By-law, the resultant population created by the increase in density of the subject lands would not exceed that originally planned for in the immediate area.

In answer to the concerns expressed by the Committee with respect to the alleged transference of densities from the developed lots in the area, Mr. Adamson informed the Committee that the lots as presently developed could not increase the unit per acre up to the maximum permitted without totally redeveloping the sites.

Concern was expressed by the Committee as to whether or not it had jurisdiction to rule on the application as presented.

Cont'd.....

Mr. B. Clark, City Solicitor, spoke to the Committee's concern and was of the opinion that Section 42 (1) of the Planning Act did in fact give the Committee jurisdiction in the matter.

Section 22 (1) states: "The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that implements an official plan or is passed under Section 35, or a predecessor of such section, or any person authorized in writing by the owner, may, notwithstanding any other Act, authorize such minor variance from the provision of the by-law, in respect of the land, building or structure of the use thereof as in its opinion is desirable for the appropriate development or use of the land, building or structure, provided that in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained."

He further advised that the Committee in considering this or any application should take into account the total neighbouring area and the affect the application may have on it.

Although the Planning Dept. of the Region of Peel had not commented prior to the public hearing of March 30, 1978, communication was received prior to this hearing (letter on file) outlining the Regional Planning Dept's. opinion that the variance requested is not minor and the application should proceed by way of amendments to the Zoning By-law and Official Plan.

Mr. D. Billett, Director of Development Control for the Regional Planning Dept. attended the hearing and when questioned by the Committee, explained that the Region was not opposed to the proposed development as such, but is opposed to the manner with which the development is proceeding. He further expressed the concern that approval of the application would, in his opinion, establish a precedent for applications of this nature in the future.

The Committee informed Mr. Billett that it must consider each and every application strictly on its own merit and as such any decision resulting from this application would not set a precedent.

The Committee, after considering the information provided by both the applicant and the concerned departments, and being cognizant of the need for rental accommodation in the City, the abundance of open space and social amenities which will be available in the area, the fact that the increase in density on the subject site will not increase the proposed population planned for the area in which the site is located, is satisfied that the proposed development is appropriate and desirable for the subject lands and falls within the general intent of the Zoning By-law and the Official Plan.

Accordingly, the Committee resolves to authorize the variance as requested, which is minor in this instance, subject to the applicant satisfying all the following conditions prior to issuance of a building permit.

1. Receipt of a letter from the City of Mississauga Engineering Dept. and the Region of Peel Public Works Dept., Engineering Section, that satisfactory arrangements have been made for the servicing of the subject site, entrance, lot grading and deposits applicable to the issuance of a building permit.
2. Payment of Municipal and Regional levies as applicable to the current policies of the City and Region with Markborough Properties for the maximum number of units permitted by the Zoning By-law or the receipt of a letter indicating satisfactory financial agreements or arrangements have been made or entered into for the payment thereof.
3. Payment of Municipal and Regional levies, or receipt of a letter indicating satisfactory financial agreements or arrangements have been made or entered into for the payment thereof, for the increased number of units permitted by the Committee in accordance with present City and Regional policies as follows:

Townhouse Levies	City of Mississauga	\$2311.68 per unit	
	Region of Peel	\$1300.00 per unit	
Apartment Levies	City of Mississauga	\$1651.20 per unit	
	Region of Peel	Under 900 sq.ft./unit	\$600.00/unit
		900 - 1150 sq.ft./unit	\$900.00/unit
		Over 1150 sq.ft./unit	\$1200.00/unit

Cont'd.....

R-1-K

FILE "A" 100/78
Sub. "A" 100/78

- 4 -

WARD 4

Said levies may be adjusted in accordance with Southam Building Index, at the time of issuance of a building permit.

4. Receipt of a letter from the Parks & Recreation Dept. that the applicant is providing recreational facilities in accordance with the requirements for multi-residential development of this nature or has made arrangements satisfactory to the City of Mississauga in this regard.

5. Site plan approval by the Site Plan Committee of the City of Mississauga. Application Approved on conditions as stated.

DATED AT MISSISSAUGA THIS 13th DAY OF APRIL, 1978.

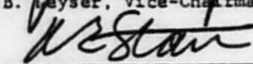
THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY WRITTEN NOTIFICATION TO THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT OF THE CITY OF MISSISSAUGA ON OR BEFORE MAY 8, 1978.

DATE OF REGISTERED MAILING IS APRIL 17, 1978.


R. Mortensen, Chairman


J.B. Meyer, Vice-Chairman

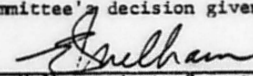
(Dissented)
A.C. Randles, Member


R.E. Starr, Member

W.W. Lindsay, Member

I certify this to be a true copy of the Committee's decision given on April 6, 1978.

A copy of the Planning Act, Section 42, is attached.


E.J. Nelham - Asst. Secretary-Treasurer

EJN:

R-1-2

66-4679 Shelter Bay Road,
Mississauga, Ontario,
L5N 2K1,
16 June, 1978.

RECEIVED
REGISTRY NO. 6376
DATE JUN 20 1978
FILE NO. 32-78
CLERK'S DEPARTMENT

Clerk's Department,
55 City Centre Drive,
Mississauga, Ontario,
L5B 1Y3.

Dear Sir:

I am writing to express my concern over the decision by the Committee of Adjustment to allow the developer, Victoria Woods, to substantially increase the density of housing units proposed for construction at Glen Erin Drive and Regent Ave./Shelter Bay Rd.

This proposed development, which I believe is called Gates of Meadowdale, appears to be totally inconsistent with the quality of planning and development that has thus far taken place in this community.

My impressions are that the structures will be very large and over-shadow two neighbouring condominiums, #148 and #99, presently the homes of some 150 families. Hence, the decision to allow 107 extra units appears to be ill-considered.

It is also my understanding that the developer has been excused from the necessity of providing recreation facilities. I need not expand on what this will mean to future tenants of the buildings nor the increased traffic that surrounding condominiums and parklands will bear, as future tenants of this huge complex seek the standard of recreation that Mississaugans so proudly claim.

A third concern relates to schooling, for as you are aware, Shelter Bay Public School is already seriously overcrowded, and it seems imprudent to further exacerbate this problem.

I should point out that the developer's proposal was not circulated to individual property owners living within 200 feet of the proposed development, as I understand should have been done. I should also point out that the Meadowdale West Homeowners Association, of which I am a member, did not poll its members to determine their views on this proposed variance, nor should this association be allowed to pose as the spokesman for the many families who are directly, and detrimentally, affected by this proposal.

In summary, I trust you will agree with me that the proposed variance is not in the best interests of many present families and some hundreds of future tenants of Meadowdale West. Hence, I implore you to take the necessary action to rescind this decision.

Yours sincerely,

Betty H. MacDonald
Betty H. MacDonald.

cc: Markborough Properties Ltd.
President, #99
President, #148
Mr. T. Jones, #99

R-1-m

1978 06 29

Betty H. MacDonald
66-6679 Shelter Bay Road
Mississauga, Ontario
L5N 2A2

Re: ~~Proposed~~ Development
Glen Erin Dr/Acquitaine Ave.
File 32-78

This is to acknowledge your letter dated 1978 06 16 expressing your concern with respect to the decision of the Committee of Adjustment to allow the increase in density for the project proposed by Victoria Woods at Glen Erin Drive and Quitaine Ave./Shelter Bay Rd.

This letter was received by City Council at its meeting on Monday, 1978 06 26, and a copy has been forwarded to the Committee of Adjustment.

Yours very truly

THE CORPORATION OF THE CITY OF MISSISSAUGA

L . M. McGillivray
Deputy City Clerk

/1



Mississauga Transit
MEMORANDUM

R-2

To Mayor & Members of Council From E. J. Dowling
Dept. 7321 Dept. Mississauga Transit

DATE JUN 10 1978
FILED 21-78
CLERK'S DEPARTMENT

July 11, 1978

SUBJECT:

Tender T MT-8-1978
Supply and installation of thirty (30) UHF radios

COMMENTS:

The following is a summary of the tenders which were received and opened on Tuesday, June 27th, 1978.

- | | |
|---|---------------|
| 1. INTERNATIONAL AERADIO LTD. | - \$31,675.20 |
| 2. CANADIAN MARCONI COMPANY | - \$32,551.21 |
| 3. CANADIAN MOTOROLA ELECTRONIC COMPANY | - \$33,321.60 |
| 4. CANADIAN GENERAL ELECTRIC CO. LTD. | - \$34,650.86 |

Department
Estimate:
\$45,000.00

Funds for the purchase of these radios were approved in the 1978 capital Budget for Transit and the bids received are under the budgeted amount.

Based on an evaluation by the Transit Department, the low bid of International Aeradio Limited, meets the terms and specifications as established, and the Transit Department makes the following recommendation:

RECOMMENDATION:

That tender T MT-8-1978 for the supply and installation of thirty (30) UHF radios be awarded to International

. . . 2

✓ RESOLUTION AVAILABLE

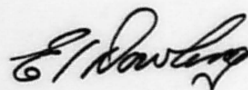
R-2-a

- 2 -

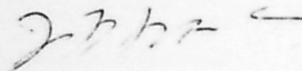
RECOMMENDATION: (cont'd)

Aeradio Ltd., in the amount of thirty-one thousand, six hundred and seventy-five dollars and twenty cents. (\$31,675.20), this being the lowest tender received.

Respectfully submitted

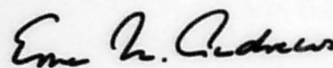


E. J. Dowling
General Manager
Mississauga Transit



W. H. Munden
City Treasurer

EJD:rac



Erna M. Andrews
Director
Purchasing and Supply



City of Mississauga

MEMORANDUM

R-3

To Mayor & Members of Council

From Purchasing and Supply

Dept. _____

Dept. Treasury

July 24, 1978

SUBJECT:

TENDER TW-28-1978 FOR THE PURCHASE AND DELIVERY OF ONE (1) WALK-BEHIND VIBRATORY ROLLER AND ONE (1) RIDING-TYPE VIBRATORY ROLLER

ORIGIN:

Engineering and Works Department.

COMMENTS:

Please find listed below a summary of bids received and opened at the Public Tender Opening of Tuesday, July 11th, 1978 at 2:30 P.M.:

Vibratory Rollers

	<u>Riding-Type</u>		<u>Walk-Behind Type</u>
Suntract Rentals Ltd.	\$4,745.00		\$5,990.00
Truck & Tractor Equipment	9,616.00	a)	5,804.00
		alternative b)	7,204.00
Fellegi Equipment Ltd.			8,560.00
Core Rentals Ltd.			5,592.00
Dynapac Ltd.	7,012.50	a)	5,936.00
		b)	7,548.00
G. Cooper Equipment Rentals Ltd.			5,076.00

Department estimate:

Riding-type - \$4,900.
Walk Behind-type - \$6,295.

It has been agreed that the lowest bid of \$4,745.00 by Suntract Rentals Ltd. for the Riding-type Roller, and the lowest bid of \$5,076.50 by G. Cooper Equipment Rentals Ltd. for the Walk-Behind type are both acceptable machines.

Funds are available in Account 08250-58.

RECOMMENDATION:

That Tender TW-28-1978 for the supply and delivery of two (2) Vibratory Rollers be awarded to the following low tenderers:

Riding-Type - Suntract Rentals Ltd. at a total cost of \$4,745.00.
Walk-Behind Type - G. Cooper Equipment Rentals Ltd. at a total cost of \$5,076.50.

RESOLUTION AVAILABLE

W. P. Taylor, Commissioner
Engineering, Works & Building

W. H. Munden
City Treasurer

E. M. Andrews
Director of Purchasing and Supply



R-4

City of Mississauga

MEMORANDUM

To Mayor & Members of Council From Purchasing and Supply
Dept. Treasury

July 24, 1978

SUBJECT: TENDER TW-30-1978 FOR SUPPLY AND DELIVERY OF THREE (3) VACUUM LEAF LOADERS

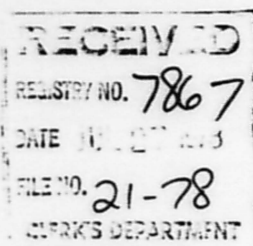
ORIGIN: Engineering and Works Department.

COMMENTS: Please find listed below a summary of bids received and opened at the Public Tender Opening of Tuesday, July 11th, 1978 at 2:30 P.M.:-

S.M.I. Ontario Ltd.		\$20,904.00
Duke Lawn Equipment Ltd.	a)	21,840.00
	b)	24,024.00
Elston Industries Ltd.		22,815.00
Swiftsure Equipment Ltd.		Declined

The lowest bid (S.M.I. Ontario Ltd.) of \$20,904.00 meets specifications, and funds are available in the reserve for Vehicle Replacement Account No. 890-001.

RECOMMENDATION: That Tender TW-30-1978 for the supply and delivery of three (3) Vacuum Leaf Loaders be awarded to S.M.I. Ontario Ltd., being the lowest bid at a total cost to the City of \$20,904.00.



CC/pr

✓ RESOLUTION AVAILABLE

R. Wilson
for W. H. Munden
City Treasurer
William Taylor
W. P. Taylor, Commissioner
Engineering, Works & Building
E. M. Andrews
E. M. Andrews
Director of Purchasing & Supply



City of Mississauga

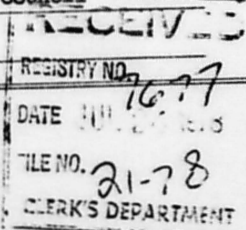
MEMORANDUM

R-5

Mayor and Members of Council

From W. P. Taylor, P. Eng., Commissioner

Dept. Engineering, Works & Building



July 18, 1978

Our Files: 12 211 78009
11 141 00010

SUBJECT: Erection of Snow Fencing Contract
ORIGIN: Engineering, Works & Building Department
(1978 Current Works Programme)

COMMENTS: Attached hereto is a summary of tenders received by the City of Mississauga and opened at a Public Tender Opening on Tuesday, July 11, 1978. Tenders were received from six (6) firms.

As you will note from the attached information, two firms tied for low bid on item #1. They include George Brown & John Nesbitt and B.I.P. Construction (Mississauga) Limited. We have discussed this matter with these two firms which are capable of performing the work required by this contract. They are willing to split item #1 at the same unit price as tendered. B.I.P. Construction (Mississauga) Limited are willing to accept item #2 at the unit price as tendered. The contract documents stipulate that bidders may submit bids on all or part of the Schedule of Quantities and Unit Prices in the Form of Tender and the City reserves the right to award this tender, item by item.

Funds are available for this work in the 1978 Current Works Programme. The engineering estimate for this contract is \$28,080.00.

- RECOMMENDATIONS:
1. That the contract for the Erection of Snow Fencing be awarded in the following manner:
 - a) Item #1 - 50% to George Brown & John Nesbitt and 50% to B.I.P. Construction (Mississauga) Limited
 - b) Item #2 - to B.I.P. Construction (Mississauga) Limitedsubject to the approval of the Ministry of Transportation and Communications.

✓ BY-LAW AVAILABLE

(2)

R-5-a

July 18, 1978

RECOMMENDATIONS: 2. That the by-laws to authorize execution of the contract for the Erection of Snow Fencing be approved by Council.

7/25/78
MWB:AEM:nv
Encls.

c.c. E. M. Halliday
D. A. R. Ogilvie
R. G. B. Edmunds
L. F. Love
E. M. Andrews

William Taylor
W. P. Taylor, P. Eng.
Commissioner of Engineering,
Works & Building

for W. H. Munden
W. H. Munden,
City Treasurer

E. M. Andrews
E. M. Andrews,
Director of Purchasing
and Supply

SUMMARY OF TENDERS & UNIT PRICES
ERECTION OF SNOW FENCING
CONTRACT NO. 12 211 78009

ITEM	DESCRIPTION	EST. QTY.	UNIT	George Brown & John Nesbitt		B.I.P. Construction (Mississauga) Limited		F. Powell & Co. Ltd.	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1.	To install snow fence east of Hurontario St.	43,000	Lin. Ft.	\$0.25	\$10,750.00	\$0.25	\$10,750.00	\$0.275	\$11,825.00
2.	To install snow fence west of Hurontario St.	65,000	Lin. Ft.	NO BID		\$0.25	\$16,250.00	\$0.275	\$17,875.00
TOTAL					\$10,750.00		\$27,000.00		\$29,700.00

R-5-6

SUMMARY OF TENDERS & UNIT PRICES (Cont'd)
ERECTION OF SNOW FENCING
CONTRACT NO. 12 211 78009

ITEM	DESCRIPTION	EST. QTY	UNIT	Peel Fence (Mississauga) Ltd.		Salid Investments Ltd.		Hutt Fence Ltd.	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1.	To install snow fence east of Hurontario St.	43,000	Lin. Ft.	NO BID		\$0.30	\$12,900.00	\$0.34	\$14,620.00
2.	To install snow fence west of Hurontario St.	65,000	Lin. Ft.	\$0.2875	\$18,687.50	NO BID		\$0.34	\$22,100.00
TOTAL					\$18,687.50		\$12,900.00		\$36,720.00

R-5-C



City of Mississauga

MEMORANDUM

R-6

To Mayor and Members of Council
Dept. _____

From W. P. Taylor, P. Eng., Commissioner
Dept. Engineering, Works & Building

July 13, 1978

Our Files: 12 211 78004
11 141 00010

SUBJECT: Sand Stockpiling Contract

ORIGIN: Engineering, Works & Building Department
(1978 Current Works Programme)

COMMENTS: Listed below is a summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, July 11, 1978.

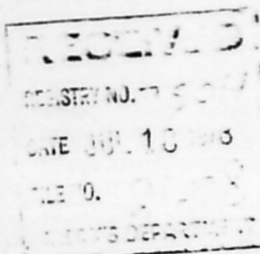
- | | |
|--|----------------------------|
| 1. Ambro Materials & Construction Ltd. | \$28,440.00
(corrected) |
| 2. Sherman Sand & Gravel Ltd. | \$29,610.00. |

Funds are available for this work in the 1978 Current Works Programme. The engineering estimate for this contract is \$29,205.00.

- RECOMMENDATION:
1. That the contract for Sand Stockpiling be awarded to Ambro Materials & Construction Ltd., the lowest bidder, at the tendered price of \$28,440.00, subject to the approval of the Ministry of Transportation and Communications.
 2. That the by-law to authorize execution of the contract for Sand Stockpiling be approved by Council.

WMB:AEEM:nv
Encls.

c.c. E. M. Halliday
D. A. R. Ogilvie
R. G. B. Edmunds
L. F. Love
E. M. Andrews



W. P. Taylor
W. P. Taylor, P. Eng.
Commissioner of Engineering,
Works & Building

W. H. Munden
W. H. Munden,
City Treasurer

E. M. Andrews,
Director of Purchasing
and Supply

☒ BY-LAW AVAILABLE



City of Mississauga

MEMORANDUM

To: Mayor and Members of Council

REGISTRY NO. 7503

From: W. P. Taylor, P. Eng., Commissioner

Dept.

DATE JUL 10 1978

Engineering, Works & Building

FILE NO. 2-78

CITY OF MISSISSAUGA

July 13, 1978

Our Files: 12 211 78008
11 141 00010

SUBJECT: Supply of Sodium Chloride Contract

ORIGIN: Engineering, Works & Building Department
(1978 Current Works Programme)

COMMENTS: Listed below is a summary of tenders received by the City of Mississauga and opened at a Public Tender opening on Tuesday, July 11, 1978.

- | | |
|--|--------------|
| 1. The Canadian Salt Company Limited | \$420,144.00 |
| 2. Domtar Chemicals Group
Sifto Salt Division | \$424,224.00 |
| 3. Iroquois Salt Products Ltd. | \$426,624.00 |

Funds are available for this work in the 1978 Current Works Programme. The engineering estimate for this contract is \$425,520.00.

- RECOMMENDATION:
1. That the contract for Supply of Sodium Chloride be awarded to The Canadian Salt Company Limited, the lowest bidder, at the tendered price of \$420,144.00, subject to the approval of the Ministry of Transportation and Communications.
 2. That the by-law to authorize execution of the contract for the Supply of Sodium Chloride be approved by Council.

✓ BY-LAW AVAILABLE

c.c. E. M. Halliday
D. A. R. Ogilvie
R. G. B. Edmunds
L. F. Love
E. M. Andrews

W. P. Taylor
W. P. Taylor, P. Eng.
Commissioner of Engineering,
Works & Building

W. R. Munden
W. R. Munden,
City Treasurer

E. M. Andrews
E. M. Andrews,
Director of Purchasing and Supply



City of Mississauga

MEMORANDUM

FILE REF : 11 141 00011
11 161 00011
13 211 00015

R-8

To The Mayor and Members of
The General Committee
City of Mississauga

From William P. Taylor, P.Eng., Commissioner

Dept. City of Mississauga

Dept. Engineering, Works and Building

August 4, 1978

LADIES & GENTLEMEN :

SUBJECT : School Speed Zone on Cashmere Avenue

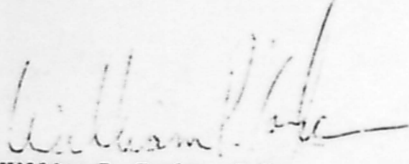
ORIGIN : Engineering Department

COMMENTS : The East Huron Park Homeowners Association has brought to our attention that the Cashmere Avenue Public School on Cashmere Avenue south of Paisley Boulevard will be opening in September, 1978.

We recommend that a 40 km/h school speed zone be implemented along the frontage of this school on Cashmere Avenue from Paisley Boulevard to Louis Drive.

RECOMMENDATIONS :

- 1) That the speed limit be reduced to 40 km/h on Cashmere Avenue from Paisley Boulevard to Louis Drive
- 2) That the attached draft by-law amendment to Traffic By-Law 234-75, as amended, be approved


William P. Taylor, P.Eng.,
Commissioner,
Engineering, Works and Building Department

cc : E.M. Halliday
D.A.R. Ogilvie
R.G.B. Edmunds
L. Love

RKW:jb

✓ BY-LAW AVAILABLE



R-9

City of Mississauga

MEMORANDUM

File Ref: 16 111 77102
11 141 00011

To Mayor and Members From W. P. Taylor, P. Eng.
Dept General Committee Dept. Engineering, Works and Building Dept.

August 4th, 1978.

SUBJECT: P. Sergantis - L. Slanian, T-77037
Residential Subdivision Located West
of Wilcox Road, North of Rathburn Road.

ORIGIN: Request by the Developer's Consulting Engineers,
G. M. Sernas & Associates Ltd., to have the
Engineering and Financial Agreements executed
by the City of Mississauga.

COMMENTS: The subject development consists of ten single
family lots. The total estimated servicing
cost is \$76,156.00.

RECOMMENDATION: It is therefore recommended that upon approval
by the Legal Department of the Engineering
Agreement, transfers of land and easement
documents and upon fulfilment of the outstanding
items in our memorandum to the City Clerk dated
August 4th, 1978, the Mayor and Clerk be authorized
to execute the Engineering and Financial Agree-
ments for P. Sergautis and L. Slanina, T-77037.

l e
GWL/SKL/ejb

cc: Mr. E. Halliday
Mr. R. Edmunds
Mr. D. Ogilvie
Mr. L. Love

William Taylor
W. P. Taylor, P. Eng.,
Commissioner,
Engineering, Works and Building Dept.

☒ BY-LAW AVAILABLE



City of Mississauga

MEMORANDUM

Files: 17 111 78058
11 141 00011

R-10

To: Mayor and Members
From: William P. Taylor
Dept: General Committee
Dept: Engineering, Works & Building

July 20, 1978

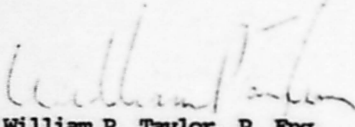
SUBJECT: Central Mortgage and Housing Corporation Grants for Municipal Storm Sewer and Watercourse Improvement projects, a portion of which will be allocated to the construction of Cooksville Creek channel improvements between Burnhamthorpe Road and Central Parkway.

ORIGIN: 1978 Capital Works Program

COMMENTS: In accordance with the regulations established by the C.M.H.C. pertaining to grants for Municipal Storm Water Systems, the City is proposing to seek a total grant for various projects designated as 1978 Capital Programs in the amount of approximately \$270,000.

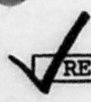
The requirements of the C.M.H.C. dictate that a certified copy of a resolution or by-law from each municipality involved authorize the submission of the application.

RECOMMENDATION: That Council authorization be given to apply to the Central Mortgage and Housing Corporation for a grant to finance the construction of Cooksville Creek channel improvements between Burnhamthorpe Road and Central Parkway.


William P. Taylor, P. Eng.
Commissioner

P.J.
LGT/BES/AEM/sr

cc: City Manager
Commissioner of Finance
Commissioner of Planning
Commissioner of Parks

 RESOLUTION AVAILABLE

RECEIVED
REGISTRY NO. 7676
DATE
FILE NO. 144-B
TOWN'S DEPARTMENT



R-11

City of Mississauga

MEMORANDUM

File: 17 111 78056
11 141 00011

To: Mayor and Members From: William P. Taylor
Dept. General Committee Dept. Engineering, Works & Building

1978 07 07

SUBJECT: Central Mortgage and Housing Corporation Grants for Municipal Storm Sewer and Watercourse Improvement projects, a portion of which will be allocated to the construction of the Cooksville Creek detention structure and channelization between Hurontario Street and Eglinton Avenue.

ORIGIN: 1978 Capital Works Program

COMMENTS: In accordance with the regulations established by the C.M.H.C. pertaining to grants for Municipal Storm Water Systems, the City is proposing to seek a total grant for various projects designated as 1978 Capital Programs in the amount of approximately \$270,000.

The requirements of the C.M.H.C. dictate that a certified copy of a resolution or by-law from each municipality involved authorize the submission of the application.

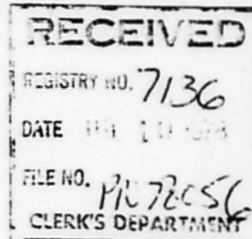
RECOMMENDATION: That Council authorization be given to apply to the Central Mortgage and Housing Corporation for a grant to finance the construction of the Cooksville Creek detention structure and channelization between Hurontario Street and Eglinton Avenue.

William P. Taylor
William P. Taylor, P. Eng.
Commissioner

2.1. *AA*
LGT/BES/AEM/sr

cc: City Manager
Commissioner of Finance
Commissioner of Planning
Commissioner of Parks

✓ RESOLUTION AVAILABLE





City of Mississauga

MEMORANDUM

File: 17 111 78057
11 141 00011

R-12

To: Mayor and Members
From: William P. Taylor
Dept. General Committee
Dept. Engineering, Works & Building

1978 07 07

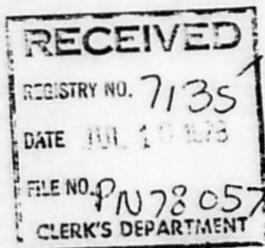
SUBJECT: Central Mortgage and Housing Corporation Grants for Municipal Storm Sewer and Watercourse Improvement projects, a portion of which will be allocated to the construction of Cooksville Creek channel improvements between Burnhamthorpe Road and Hurontario Street.

ORIGIN: 1978 Capital Works Program

COMMENTS: In accordance with the regulations established by the C.M.H.C. pertaining to grants for Municipal Storm Water Systems, the City is proposing to seek a total grant for various projects designated as 1978 Capital Programs in the amount of approximately \$270,000.

The requirements of the C.M.H.C. dictate that a certified copy of a resolution or by-law from each municipality involved authorize the submission of the application.

RECOMMENDATION: That Council authorization be given to apply to the Central Mortgage and Housing Corporation for a grant to finance the construction of Cooksville Creek channel improvements between Burnhamthorpe Road and Hurontario Street.



LGT/BES/AEM/sr

cc: City Manager
Commissioner of Finance
Commissioner of Planning
Commissioner of Parks

William P. Taylor
William P. Taylor, P. Eng.
Commissioner

✓ RESOLUTION AVAILABLE



R-13

City of Mississauga

MEMORANDUM

To: Mayor and Members of
COUNCIL
From: Basil Clark, Q.C.,
City Solicitor.

August 8, 1978.

SUBJECT: Land Division Committee - Bleeker Management Limited, C.A. "B" 72/78-M.

COMMENTS: Bleeker Management applied to the Land Division Committee for consent to sever part of a one foot reserve which they own adjacent to Block G, Plan M-4 in Streetsville, (corner of Mississauga Road and Kitimat Road). The purpose of the application is to provide access to two separate parcels.

The Land Division Committee approved this application subject to conditions which required that the Owner enter into an agreement with the City to ensure that the respective parts of the said one foot reserve merge in title with the adjacent lands.

The attached agreements have been submitted in satisfaction of the Land Division Committee conditions.

RECOMMENDATION:

That the two agreements, each dated the 22nd day of June, 1978 between Bleeker Management Limited and the Corporation of the City of Mississauga, submitted in satisfaction of conditions imposed on Land Division Committee file C.A. "B" 72/78-M, be executed by the Mayor and Clerk.

Sincerely,

Basil Clark, Q.C.,
City Solicitor.

AMCD:jp

✓ BY-LAW AVAILABLE



City of Mississauga

MEMORANDUM

R-14

To Mayor & Members of Council

From Purchasing and Supply

Dept. _____

Dept. Treasury

August 1, 1978

SUBJECT:

TENDER TW-27-1978 FOR THE PURCHASE AND DELIVERY OF VARIOUS TRACTORS

ORIGIN:

Engineering and Works Department

COMMENTS:

Please find listed below a summary of bids received and opened at the Public Tender Opening of Tuesday, July 11th, 1978:

	Spec. "N"	Spec. "O"	Spec. "V"
Sholdice Equipment Ltd.	\$ 9,243.52	\$11,558.56	\$10,350.22*
Milton Equipment Ltd.	\$ 9,878.96	\$11,698.96	\$ 9,358.96*
Jen Equipment Ltd.	\$11,103.89	\$13,118.68	\$14,029.95
Edwards Equipment Ltd.	\$ 9,672.00	\$12,792.00	\$11,440.00*
Westmetro Ford Ltd.	\$11,362.00	---	\$10,192.00
Creditstone Equip. Ltd.	\$10,816.00	\$14,636.96	\$13,212.16
Baxter Equipment Ltd.	\$14,165.84	---	---
Truck & Tractor Ltd.	\$10,654.01	\$12,010.84	\$11,110.02
Case Power Ltd.	\$ 9,699.04	\$12,483.12	---

* = Corrected Prices

Specification "N"

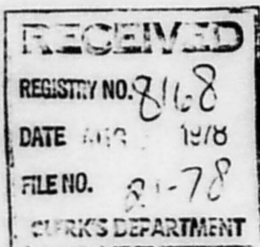
The lowest bid (Sholdice Equipment Ltd.) of \$9,243.52 is acceptable and will be charged against accident insurance account 03210260002 in which funds are available.

Specification "O"

The lowest bid (Sholdice Equipment Ltd.) of \$11,558.56 is acceptable and will be charged against P.N. 78-902 in which funds are available (Equipment Budget = \$20,000).

Specification "V"

The lowest bid (Milton Equipment Ltd.) of \$9,358.96 is acceptable and will be charged against replacement vehicle reserve fund 890-001 in which funds are available.



✓ RESOLUTION AVAILABLE

R-14-a

- 2 -

RECOMMENDATION: That Tender TW-27-1978 for the purchase and delivery of various Tractors be awarded to the following companies:

Spec. "N" - Sholdice Equipment Ltd. at \$ 9,243.52
Spec. "O" - Sholdice Equipment Ltd. at \$11,558.56
Spec. "V" - Milton Equipment Ltd. at \$ 9,358.96
Total Cost to the City of \$30,161.04.

R. Nelson
for W. H. Munden
City Treasurer

W. P. Taylor
W. P. Taylor, Commissioner
Engineering, Works and Building

E. M. Andrews
E. M. Andrews
Director of Purchasing and Supply

CC/pr
cc: Mr. W.P.Taylor



City of Mississauga

MEMORANDUM

Files: 16 111 77113
11 141 00011

R-15

To: Mayor and Members of General Committee
From: William P. Taylor, P. Eng.
Dept: Engineering, Works & Building

August 4, 1978

SUBJECT:

S. B. McLaughlin Associates Ltd. and Focal Properties Ltd.
T-74094 (Phase 1), located north of Burnhamthorpe Road
and east of Hwy. 10 (Huronario Street)

ORIGIN:

Request by the developer's consulting engineers,
G. Eric Hanson Associates Ltd., to have the engineering
agreements executed by the City of Mississauga.

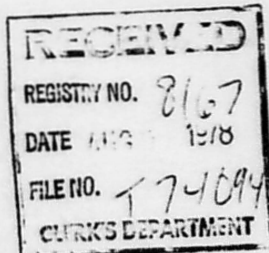
COMMENTS:

1. The above development comprises 66 single and 176
semi-detached lots, 254 townhouse units and 1.75 acres
of apartments having an estimated servicing cost of
\$3,507,000.61.

2. Monies for the construction of Rathburn Road from
the west limit of this registration to Hwy. 10 (Huronario
Street) have not been included in these agreements; however,
deeds for the tentative road alignment have been received
and the securities for this phase will not be reduced
below \$105,000.00 (the estimated cost of constructing this
portion of Rathburn Road based on 1978 prices) until regis-
tration of Phase II and the provision of securities to
guarantee construction of this facility.

3. Monies for the construction of the Hwy. 10 (Huronario
Street) pedestrian grade separation have not been included
in these agreements; however, a letter of undertaking has
been received from S. B. McLaughlin Associates Ltd. indi-
cating that they will contribute \$150,000.00 toward this
facility as a condition for registration of the Phase II
lands or upon demand by the City.

4. This development is covered by the new Big Three Financial
Agreement and therefore it will not be a requirement of these
lands to pay the \$660.00 per acre for the Rathburn Road/Hwy.10
grade separation.



TO BE RECEIVED

..... continued

R-15-a

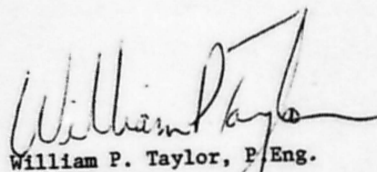
General Committee
August 4, 1978
Page 2

RECOMMENDATIONS: It is therefore recommended:

1. That upon approval by the Legal Department of the engineering agreement and the related transfers of lands and easements and upon fulfillment, by the developer, of the items to be satisfied prior to the execution of the engineering agreements by the City of Mississauga listed in our memorandum dated August 4, 1978, the Mayor and Clerk be authorized to execute the engineering agreements and transfers of easement for S. B. McLaughlin Associates Ltd. and Focal Properties Ltd., T-74094, (Phase 1).
2. That registration of the plan not be allowed until all outstanding items for registration listed in our memorandum to the City Clerk dated August 4, 1978 have been fulfilled.

CGH/SDL/bj

c.c. to Mr. E. Halliday
Mr. R. Edmunds
Mr. L. Love
Mr. D. Ogilvie
Mr. E. Hanson


William P. Taylor, P. Eng.
Commissioner
Engineering, Works & Building Dept.



City of Mississauga

MEMORANDUM

R-16

To MAYOR AND MEMBERS OF COUNCIL From Councillor H. McCallion
Dept. _____ Dept. _____

August 10, 1978

SUBJECT: STATUS OF SIGN BY-LAW 584-77

COMMENTS: In April 1975, the Planning Commissioner, Mr. R. Edmunds, drew the attention of the Planning Committee to the proliferation of Signs in certain areas of the City and the unsightly nature of some of those signs. This was attributed principally to the fact that there is no coherent sign policy for the City of Mississauga.

Recognizing this omission, Council decided to establish a Sign Committee to prepare a Sign By-law for consideration by Council. However, before the task of drafting the by-law could be undertaken, the Committee had to discuss the legal implications of introducing and enforcing the by-law and the cost implications thereof.

8th March 76

In July 1976, the Committee held its first meeting and discussed a joint report from the Assistant City Solicitor and the Director of Building Standards which detailed the authority vested in the municipality through various acts to regulate signs. We also discussed the practices currently used under the provisions of the City of Mississauga Zoning By-law, the difficulties of enforcing a by-law and the types of signs to be regulated.

Between July 1976 and May 1977, the Legal, Planning and Building Departments' staff compiled a draft by-law after consultation with other municipalities and careful assessment of problems in Mississauga with regard to height of some signs, and the removal of signs which did not conform to the by-law. The draft by-law was considered at a Sign Committee meeting on May 13, 1977.

...../2

R-16-a

-2-

After a few amendments, the draft by-law was resubmitted to a Sign Committee on September 13, 1977. At that time some thought was given to regulating Election Signs, and the Legal Department was asked to prepare a separate by-law. The draft Sign By-law received a first reading by Council on October 11, 1977. A significant amount of public comment was received after the first reading and the Sign By-law was submitted to the Sign Committee on November 8, 1977, together with observations from representatives of the Mississauga Board of Trade and the Sign Manufacturers and Sign Users. A meeting with representatives of Steel Art Co. Ltd., Cummings Signs Canada Ltd., Neon Sign Industries Ltd. and Canadian Tire Corp., was held on November 16, 1977, and a Public Meeting was held on November 23, 1977, at which representatives of Sign Assoc. of Canada, Mississauga Board of Trade, Mississauga Real Estate Board, Mississauga Bankers Association, Mississauga Industrial Association and the International Centre, attended. The concerns mentioned by many of the representatives were:

- (a) the height limit of 12' recommended in the by-law was too restrictive.
- (b) the maximum square footage of 150 sq. feet was insufficient.
- (c) the 5 year limitation for non conforming signs would prove costly to businesses.

One general complaint which arose from the Public Meeting was that the authors of the by-law were not aware of the problems and issues associated with Sign manufacturing and Sign installers, and that the by-law would be unenforceable.

After the Public Meeting, the by-law was circulated extensively throughout the Province, to the many sign designers, sign users and to the "Big Three Developers" who have their own sign regulations, for comments.

In view of the number of comments received and the concerns expressed by those consulted, it was decided that a working sub-committee comprising representatives of:

...../3

R-16-6

- 3 -

The Mississauga Board of Trade
The Bureau of Municipal Research
The Ontario Association of Architects
The Ontario Graphic Sign Industry
The Ontario Advertising Council
The International Council of Shopping Centres

be established to review with City staff the observations received and to propose amendments, if necessary, for further discussion at a Seminar tentatively arranged for the end of September 1978 after review of the observations received.

The Working Sub-Committee met on August 3, 1978, and after reviewing slides which showed examples of poor signage in the City, and examples of signs which should be encouraged, it was agreed to meet again on September 12th at 9:00 a.m. to review the by-law clause by clause and assess the merits and significance of the comments received as they relate to each clause. In the meantime, however, it was suggested that a tour of certain parts of the City which displayed examples of good and poor signs would be of benefit to members. This is being arranged at present.

The Sub-Committee comprise the following members, including myself:

Mr. Bill Newton
Newton, Frank, Arthur & Co.
1 Yonge Street, Toronto.

Mr. Don Fleming
The Equity Development Group Inc.
47 Alexmuir Blvd.
Scarborough
(Representing the Urban Development Institute)

Mr. Frank Pazner, Vice President
Claude Neon Industries Ltd.
250 Bloor Street East
Toronto
(Representing Sign Assoc. of Canada)

Mr. Owen Mullin, President
Tek Plastics Sign Ltd.
6415 Viscount Road
Mississauga
(Representing Sign Manufacturing Assoc.)

...../4

R-16-c

- 4 -

Mr. Don Cole, Vice President
Markborough Properties Ltd.
90 Eglinton Avenue West
Toronto
(Representing the Urban Development Institute)

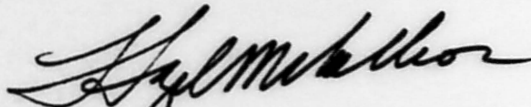
Mr. Bruce Pattinson, Vice President,
Shopping Centres
Bramalea Limited
1867 Yonge Street
Toronto
(Representing The International Council of
Shopping Centres)

Due to the holiday season all the organizations we requested to nominate members to our sub-committee have not yet been able to do so.

CONCLUSION: In view of the complexity of the By-law and the implication of regulating, limiting and restricting the display of signs within the City, it is felt that every effort should be made to produce a by-law which recognizes the need of business to advertise, which is acceptable to as many of the sign users and sign manufacturers as possible, and recognises the right of the municipality to establish comprehensive guidelines to regulate such signs. The progress being made by the Sign Committee is a systematic attempt to achieve those aims.

RECOMMENDATION:

That the report dated August 10, 1978, from Councillor H. McCallion with regard to the status of the Sign By-law #584-77, be received.



Councillor H. McCallion

ADG/jm

R-17

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

FILE: SP GEN NO. 10
157-R-78
DATE: AUGUST 14, 1978

TO R. A. Searle, Mayor, and Members of the City of Mississauga Council

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Applewood Congregation of Jehovah's Witnesses

ORIGIN Request by Council August 9, 1978

COMMENTS The subject lands have an area of 2.832 acres with a frontage of 132.37 feet on the east side of Dixie Road about 3,500 feet north of Burnhamthorpe Road, as shown on the attached sketch. They are occupied by a detached dwelling fronting on Dixie Road.

Although the lands are presently zoned R4, which permits their development for church purposes, they are also located within Rockwood Neighbourhood of the North-North Dixie Community, an area for which a comprehensive planning study was originally presented to the public in 1971. The resultant land use proposals were incorporated into the Official Plan by Amendment 225, which was approved by the Ministry of Treasury, Economics and Intergovernmental Affairs on August 29, 1973. At that time, the subject lands were designated Residential detached and semi-detached and the land use schedules also indicated a local collector road crossing those lands to provide for the future development of neighbouring lands.

Development of the Community, except for the Morenish lands at the easterly end, did not proceed due to concerns expressed by the City over the impact of the proposed development of the area on the existing transportation system.

FILE: SP GEN NO. 10
157-R-78
DATE: AUGUST 14, 1978

Subsequently the traffic studies that were undertaken addressing this concern culminated in a report which facilitated the release for processing of development applications in the North-North Dixie Community.

In view of the delays, a comprehensive review of the development concept for the area was undertaken and resulted in several modifications being proposed to the Official Plan Amendment 225. These modifications were discussed at Public Meetings held on June 21, 1977, August 2, 1977, and August 16, 1977. At these meetings a conceptual plan was presented which indicated that the subject lands and adjacent lands to the north, south and east should be developed for detached and semi-detached dwellings on the basis of an internal road pattern. No objections were raised at these meetings to the conceptual plan as applied to the subject lands, and it was on the basis of this plan that various new land development applications and modifications to existing applications were made.

The proposed modifications to Amendment 225 resulting from the conceptual plan were approved by City Council on September 14, 1977, and incorporated into the Official Plan by Amendment 276, which was approved by the Ministry of Housing on May 25, 1978. Within the context of the Amendment, the subject lands were confirmed as Residential-Detached and Semi-Detached and also indicated the local collector road crossing the property.

On May 17, 1977, Mr. E. Delgrande representing the Applewood Congregation of Jehovah's Witnesses submitted an application for site plan approval as required prior to the issuance of a building permit which proposed to utilize the westerly half of the subject lands for a church building of approximately 5,000 square feet. The existing dwelling was proposed to be demolished to accommodate the new structure, which would seat 234 persons together with accessory spaces for offices, a meeting room and a classroom. Parking was proposed to be provided for 54 cars at the rear of the structure.

FILE: SP GEN NO. 10
157-R-78
DATE: AUGUST 14, 1978

On May 25, 1977, the proposal was dealt with by the Site Plan Committee and in addition to recognizing the obvious conflicts with the North-North Dixie Conceptual Plan, a number of concerns, such as access, road widenings, landscaping, and screening were raised.

Subsequent to this Site Plan Committee meeting, on June 9, 1977, the Planning Staff met with the applicants to discuss the proposal.

At that time, the concerns raised by the Site Plan Committee were explained and the applicants were advised that the proposed development of the subject lands for church purposes could disrupt the proposed road pattern and lot configuration as outlined in the North-North Dixie Conceptual Plan. Staff also asked whether the applicants would be prepared to consider alternative sites for the proposed church. The applicants were receptive to this idea, and agreed to deferring the processing of the site plan until the location issue has been fully explored and resolved.

It was not until March 1978, that the applicant advised that an alternative site could not be obtained, partially due to financial constraints. The applicants did indicate, however, that while they were still willing to entertain new alternatives the site plan process should be reactivated. In response to this request, on March 3, 1978, the Site Plan Committee comments were given to the applicants in order to facilitate the further processing of their application.

Subsequently, the owners of the property immediately north of the subject lands met with Planning Staff to discuss the North-North Dixie Concept Plan in the vicinity of their property. At that time, in view of the indication received from the Applewood Congregation of Jehovah's Witnesses, Planning Staff suggested that they contact the Jehovah's Witnesses to determine whether a mutually agreeable solution could be made regarding the future development of the two properties.

FILE: SP GEN NO. 10
157-R-78
DATE: AUGUST 14, 1978

- 4 -

On April 13, 1978, an application was received to subdivide the property to the north of the subject lands. This proposal under File T-78031 was in conformity with the North-North Dixie Conceptual Plan and as a result made no provision for the proposed church. At that time, it was still Planning Staff's understanding that the Jehovah's Witnesses were continuing negotiations to sell their property conditional upon securing an alternative site for their church. Based on information received from representatives of the owner of the lands to the north, to the effect that the resolution of an alternative church site appeared to be imminent, the proposed plan of subdivision was circulated for comments.

Subsequently, the Planning Staff was advised that the matter had not been satisfactorily resolved, and that Jehovah's Witnesses wished to proceed with the construction of the church. A meeting was then held on June 12, 1978, between the owner of the property to the north, his consultant, representatives for the Applewood Congregation of Jehovah's Witnesses and Planning Staff to discuss the possibility of a land exchange between the two property owners and various alternatives in this regard. At this meeting, the two parties agreed to further discussions in this direction and to keep the Planning Staff informed of these discussions.

On June 22, 1978, Jehovah's Witnesses informed Planning Staff that a mutual agreement to land exchange had not been reached, and requested that staff proceed with the processing of the site development plan under the existing R4 zoning. In addition, it was also indicated that they no longer intended to consider alternatives to the site plan as submitted.

The consultant for the property owner to the north continued to seek a satisfactory solution; however, staff was informed that a second alternative for a land exchange was not acceptable to the Jehovah's Witnesses. Also as this alternative did not indicate a future

access from the internal collector road to the church, the Region of Peel indicated that they could not support such a scheme with direct access to Dixie Road. In the same letter, the Region advised that they had recently been informed by the Ministry of Transportation and Communications that sizable widenings may be required along Dixie Road on both properties for an access ramp to the future Highway 403 extension.

This information was immediately conveyed to Jehovah's Witnesses and they were requested to contact the Ministry of Transportation and Communications to obtain detailed information on the road widenings and then make the necessary revisions to their site development plans as originally submitted.

On July 18, 1978, a revised site development plan was submitted reflecting the comments of the Site Plan Committee; however, due to the lack of information regarding the exact requirements of the Ministry of Transportation and Communications, it was not possible to indicate the lands required for the above-mentioned access ramp. Subsequently, on July 25, 1978, the applicant verbally advised the Planning Staff that unless a building permit is issued within a period of two weeks, court action will be filed against the City of Mississauga, the Region of Peel, and the Ministry of Transportation and Communications on the grounds of unnecessary delay in the issuance of site plan approval.

It was not until August 8, 1978, that Planning Staff was verbally advised by the Ministry of Transportation and Communications that lands would not be required from this site by the Ministry. Written confirmation regarding this matter is yet to be received.

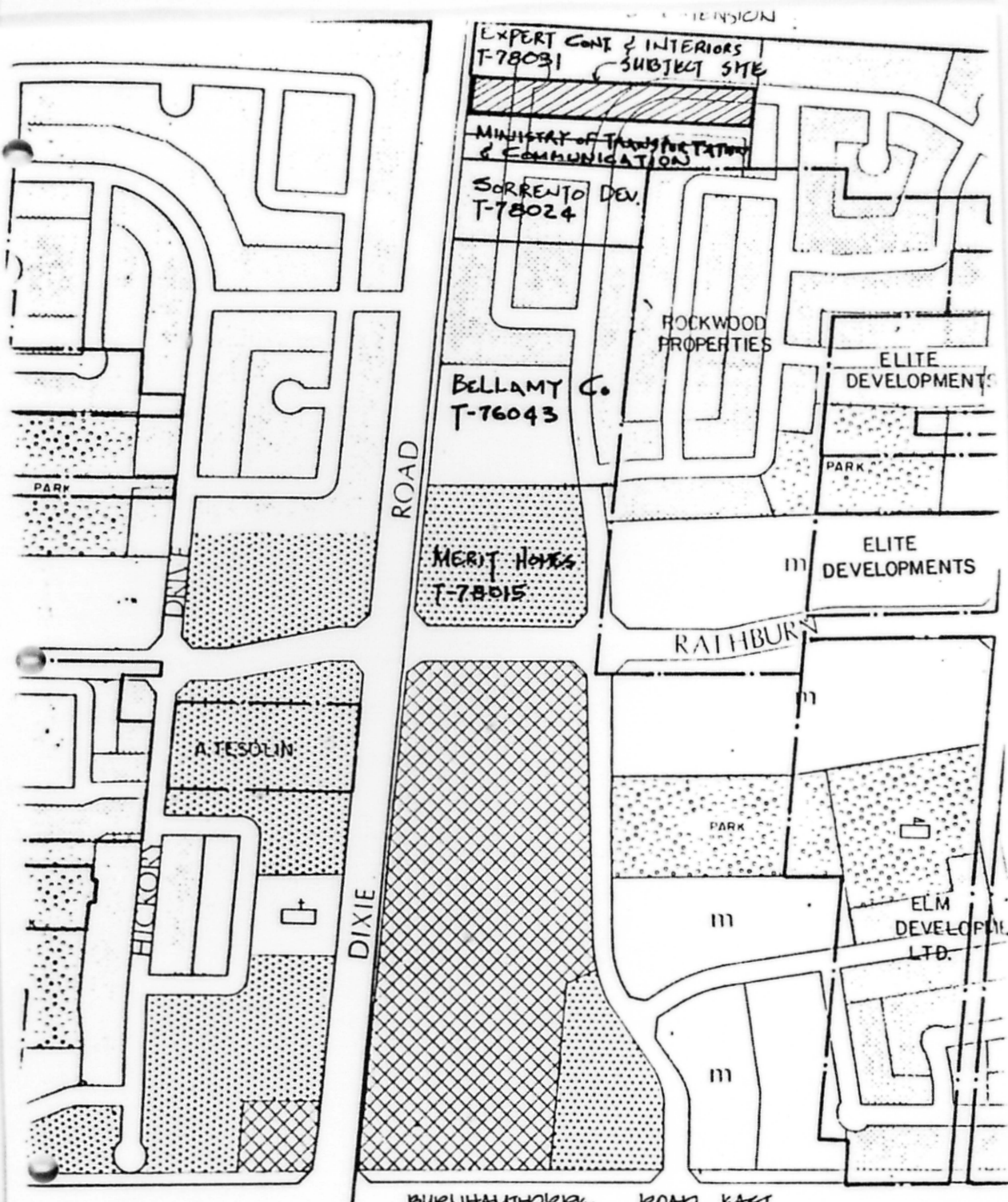
CONCLUSION

In view of the considerable efforts made by the Applewood Congregation of Jehovah's Witnesses, the owner of lands adjoining the proposed church site, and the Planning Staff, to ensure that

FILE: SP GEN NO. 10
157-R-78
DATE: AUGUST 14, 1978

- 6 -

the future development of each of the two parcels of land in question will not adversely affect the other, and based on the Planning Staff's understanding that the two owners are continuing their discussion of the matter, it is suggested that approval of the subject site plan should be deferred for a reasonable period of time to be determined to the satisfaction of the two landowners and City Council.



Scale 1-200
North

APPLEWOOD CONGREGATION OF
JEHOVAH'S WITNESSES



City of Mississauga

MEMORANDUM

R-18

To MAYOR AND MEMBERS OF COUNCIL
Dept. _____

From W. P. Taylor, Commissioner
Dept. Engineering, Works & Building

August 11, 1978

LADIES AND GENTLEMEN:

SUBJECT: Request to hold street dance on Middleshire Drive between Darcel Avenue and Middlebrook Street (as per attached sketch)

ORIGIN: Mr. A. Pompeo, 7548 Middleshire Drive

COMMENTS: Mr. Pompeo is requesting permission to close a portion of Middleshire Drive for the purpose of holding a street dance.

The proposed date is Saturday, August 26, 1978, weather permitting, with a back-up date of Saturday, September 2, 1978. The party shall be between the hours of 8:00 P.M. and 1:00 A.M.

We foresee no problem with this event as there is sufficient access from the other end of Middleshire Drive. Transit have agreed to re-route buses which normally use this portion of Middleshire, during this event.

RECOMMENDATION

- a) That permission be given for the closing of Middleshire Drive between the limits indicated on the map attached to the report dated August 11, 1978, from the Commissioner of Engineering, Works & Building, for the purpose of holding a street dance.
- b) That the applicant obtain a road closure permit in compliance with By-law #7224, five full working days in advance of the event.

☒ RESOLUTION AVAILABLE

R-18-a

Street Dance - Middleshire Drive - continued

RECOMMENDATION continued

- c) That the applicant make all necessary arrangements for the pick-up and return of City-owned barricades.

W. P. Taylor, P. Eng.,
Commissioner
Engineering, Works & Building

JM/kf

c.c.

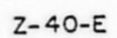
E. M. Halliday
D. A. R. Ogilvie
R. G. B. Edmunds
L. Love
A. Pompeo

Z-48-W

GOREWAY

TO BE
CLOSED

C. N. R.



Z-47 & Z-48 -E

R-18-C

Mr. Andy Pompeo
7548 Middleshire Drive
Mississauga, Ontario
(Malton) LAT 3S2

August 11th, 1978

City of Mississauga
1 City Centre Drive
Mississauga, Ontario

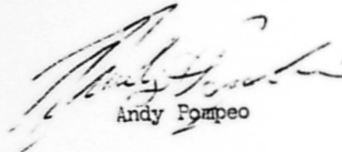
Attention: City Clerk

I would like to hold a BLOCK PARTY on Saturday, August 26, 1978,
weather permitting, with an alternate date of Saturday,
September 2nd, 1978, from the hours of 8:00p.m. to 1:00a.m.

The Party is to be within the limits of Darcel Avenue
and Middleshire Dr. to the bend at Middleshire and Middlebrook.

Your cooperation in this matter is greatly appreciated.

Yours truly,



Andy Pompeo

AP/sg



City of Mississauga

MEMORANDUM

Our files : 11 141 00010
11 121 00048

R-19

To Mayor and Members of
Council

From W. P. Taylor, P. Eng., Commissioner,
Dept. Engineering, Works & Building Dept.

RE: PETITIONS - P-2

August 11 1978

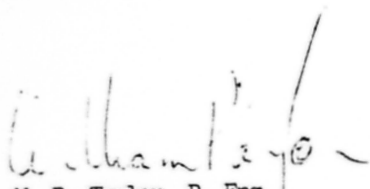
SUBJECT : Petition from the Netherwood Road Homeowners dated July 3, 1978.

ORIGIN : Engineering, Works & Building Department

COMMENTS : The Netherwood Road Homeowners petitioned for the reinstatement of a boulevard in front of the Lancaster Senior Public School due to the excessive wear of the grassed surface caused through pedestrian use. This work will involve the lockstone paving of 150 ft. of boulevard which is expected to be completed by the end of September 1978.

Their second complaint was in respect to the lack of maintenance of streetlighting on Netherwood Road and the surrounding area. The repair of this streetlighting was undertaken on the week of July 17, 1978.

RECOMMENDATION : That this report of the Commissioner of Engineering, Works and Building dated August 11, 1978 be received.


W. P. Taylor, P. Eng.,
Commissioner,
Engineering, Works & Building Dept.

DJD:AEM:sa.

cc : City Manager
Commissioner of Planning
Commissioner of Finance
Commissioner of Rec. & Parks.

TO BE RECEIVED



City of Mississauga

MEMORANDUM

To MAYOR AND MEMBERS OF From LYLE LOVE, COMMISSIONER
Dept. COUNCIL Dept. RECREATION AND PARKS

10 August 1978

SUBJECT: Mississauga Community Festival

ORIGIN: Letter from Mississauga Community Festival dated August 2nd, 1978
Report William P. Taylor, Commissioner Engineering, Works and Building dated July 14, 1978.

COMMENTS: Commissioner Taylor's report was adopted by General Committee at its meeting of August 9th and pursuant to that report a by-law has been prepared and is attached hereto.

General Committee at its meeting of August 10th approved items 1, 2, 3, 4, 5 and 8 of the letter of the Mississauga Community Festival dated August 2nd. To effect item number 3 is necessary to amend Port Credit By-law 70-50. A by-law to amend that by-law is attached hereto. To effect recommendation number 5 an amendment to the Parks by-law namely 199-74 for the City of Mississauga must be effected. A copy of that amendment is attached hereto. To effect recommendation 6 which is the same as Commissioner's Taylor recommendation a by-law must be enacted. And that by-law is attached hereto.

RECOMMENDATION: That Council enact and pass the following by-laws:
1) A by-law to stop up part of a highway for a specified period of time pursuant to section 443(1) (c) of The Municipal Act R.S.O. 1970 c. 284.
2) A by-law to amend by-law 6914 being a by-law for the Corporation of the Township of Toronto and being a by-law to regulate the erection of signs and other advertising devices and the posting of notices.

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- 3) A by-law to amend by-law 199-74 as amended being a by-law to provide for the regulation, protection, government of city parks and cemeteries.



Lyle Love, Commissioner
Recreation and Parks.

MVM:jk

GENERAL COMMITTEE OF COUNCIL

AUGUST 2, 1978

REPORT NO. 28-78

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its twenty-eighth report and recommends:

1054. That the presentation by Mr. D.C. Szechy of Inducon Consultants of Canada Limited regarding the change in concept of its proposed development to be located at the north-east corner of Airport Road and Highway 409, be received and referred to the Planning Department for consideration.

(04-1054-78) 25-78

1055. That the request by Worgan Bros. Limited to have their property (Part of Lot 11, Conc. 7, E.H.S., 3435 Derry Road East) taken out of the Holding Zone, be received and referred to the Planning Department to be dealt with in conjunction with an application for rezoning.

(04-1055-78) By-law 277-77

- 1056 That the report dated July 24, 1978, from the Commissioner of Engineering, Works and Building, regarding the Burnhamthorpe Bridge over the Credit River, be adopted, and that a copy of the report be forwarded to Mr. D. H. Campbell for his information.

(04-1056-78) 192-78

1057. (a) That permission be granted for the closing of Dunrankin Drive between Topping Road and Wainbrook Road on Saturday, August 26, 1978, between 4:00 p.m. and 12:00 midnight for the purpose of holding a street party.

August 2, 1978

ITEM 1057 CONTINUED

- (b) That the applicant obtain a road closure permit in compliance with City By-law 7224 for the closing of Dunrankin Drive, five full working days in advance of the closure.
- (c) That the applicant make arrangements for the necessary signs and barricades.

(04-1057-78) 29-78

1058. (a) That the request of the Mississauga Association for the Mentally Retarded to hold their 5th Annual Human Race, October 15, 1978, on the route as outlined in the letter of June 5, 1978, be approved.
- (b) That officials of this event be requested to apply for the necessary permit from the Engineering Department one full week prior to the date of the race.

(04-1058-78) 29-78

1059. (a) That Una Road and Vey Road remain open to vehicular traffic until February 1979 as per Council Resolution #71 of February 27, 1978.
- (b) That the Engineering Department conduct another series of studies and prepare a report in February 1979 to assist Council in determining the final decision concerning the barricades.
- (c) That a copy of the report dated July 12, 1978 from the Commissioner of Engineering, Works and Building, be forwarded to the Park Royal Community Association for its information.

(04-1059-78) 42-78

August 2, 1978

1060. (a) That the report dated July 19, 1978, from the Commissioner of Engineering, Works and Building, regarding complaints of speeding on Benedet Drive, be received, and that yellow school crossing lines be painted and signs erected on Benedet Drive at Vey Road and at the pedestrian walkway east of the west leg of Poplar Crescent.
- (b) That a copy of the report dated July 12, 1978 from the Commissioner of Engineering, Works and Building, be forwarded to the Park Royal Community Association for its information.

(04-1060-78) 86-78

1061. (a) That the Canadian Transport Commission be advised:
- (i) That the City of Mississauga accepts the cost of extension of the flange rail easterly and the cost of asphaltting the Revus Road sidewalk in the vicinity of the C.N.R. crossing.
- (ii) That the City of Mississauga accepts all future maintenance costs of the widened roadway.
- (b) That the Canadian Transport Commission be informed of the recommendations and request the Canadian National Railway to proceed with the work including the sidewalk and revise signal location Plan No. OA-12.02.

(04-1061-78) 47-78
127-78

1062. (a) That further consideration of the report dated July 12, 1978, from the Commissioner of Engineering, Works and Building, regarding the 1978 Streetlighting Energy and Maintenance Budget, be deferred.
- (b) That the Commissioner of Engineering, Works and Building be requested to prepare a report on the following:
- (i) Backlog of Streetlight Maintenance as referred to in the letter dated July 28, 1978, from the General Manager of Hydro Mississauga to Councillor H. McCallion;

August 2, 1978

ITEM 1062 CONTINUED

- (ii) Present Streetlighting Standard and whether or not this standard can or should be reduced by spacing the standards farther apart.
- (iii) Adequacy of the Streetlighting Standards in the older areas of the City and whether or not these areas should be upgraded.

(04-1062-78) 27-78
33-78

1063. (a) That the Ministry of Transportation and Communications be advised that the City of Mississauga will accept control and undertake maintenance of the proposed access road from Goreway Drive easterly to the west limit of Highway 427 right-of-way, with the Ministry of Transportation and Communications maintaining jurisdiction across the Highway 427 right-of-way into the Borough of Etobicoke.
- (b) That the Ministry of Transportation and Communications be advised that the City of Mississauga agrees to undertake jurisdiction and maintenance of a traffic signal at the intersection of the Woodbine access road and Goreway Drive, providing that all capital costs related to the construction of the signal are the responsibility of the Ministry of Transportation and Communications.

(04-1063-78) 199-78
22-78

1064. (a) That Resolution No. 538 as adopted by Council on August 15, 1977, which reads as follows, be rescinded:

"WHEREAS the City of Mississauga desires to acquire Part 1 of Deposited Plan 43R-5059, being part Lots 266, 267 and 268, Plan C-20, from the Ministry of Transportation and Communications in conjunction with the Troy Street Turning Basin;
THEREFORE BE IT RESOLVED that the Ministry of Transportation and Communications be advised that the City is prepared to pay market value for the subject lands."

August 2, 1978

ITEM 1064 CONTINUED

- (b) That the City of Mississauga agree to have Parts 5, 8, 16, 10, 12, 14 and the extension of the east limit of Part 10 over a portion of Part 1 of 43R-5059, as shown on Drawing #P 1659-115, transferred from the Ministry of Transportation and Communications to the City of Mississauga at no cost.

(04-1064-78) 22-78

- 1065. (a) That permission be granted for the closing of Almadale Court on September 9, 1978, from 7:30 p.m. to 1:00 a.m. for the purpose of holding a street party.
- (b) That the applicant obtain the necessary road closure permit in compliance with City By-law #7224 for the closing of Almadale Court, five full working days in advance of the closure.
- (c) That the applicant make the necessary arrangements with the Engineering Department (Traffic Section) for the pick-up and return of road barricades.

(04-1065-78) 29-78

- 1066. That "No Parking Anytime" be implemented on both sides of Southdown Road between Lakeshore Road West (north intersection) and a point 100' south of Orr Road.

(04-1066-78) 86-78

- 1067. That a resolution be passed requesting the Ministry of Transportation and Communications to designate Dundas Street from Mississauga Road to the east streetline of Winston Churchill Boulevard as a connecting link effective December 1, 1978.

(04-1067-78) 22-78
18-78

August 2, 1978

1068. That the following be approved regarding the construction of Fewster Drive from its existing limits northerly to Crestlawn Drive:

- (i) That the one foot reserve be maintained adjacent to the Krpan-Hristovski property (OZ-105-73) and placed adjacent to the Tuck Property (OZ-34-75), such reserve to be removed after full payment to the City.
- (ii) That Krpan-Hristovski and Tuck be granted temporary access over the one foot reserve for three years.
- (iii) That the Region of Peel and developers be advised of Council's decision in this matter.
- (iv) That the extension of Fewster Drive from the existing limit northerly to Crestlawn Drive, be deferred as a 1978 Capital Project until receipt of total commitment from abutting developers, including the gratuitous conveyance of roadway allowance from the Tuck lands and that the Ontario Municipal Board approval of \$20,000.00 be carried forward to the year when the project proceeds.

(04-1068-78) PN 78-079

1069. That upon approval by the Legal Department of the Engineering Agreement and transfer of lands and easement documents, and upon fulfillment of the outstanding items listed in the memo to the City Clerk dated July 6, 1978, the Mayor and the Clerk be authorized to execute the Engineering and Financial Agreements and transfer of land and easements for the development known as Baroque Construction Ltd., T-75522, lands located on the east side of Stavebank Road, north of Queensway West.

(04-1069-78) T-75522

August 2, 1978

1070. That upon approval by the Legal Department of the Engineering Agreement, deeds of land, and easement documents, and upon fulfillment of the outstanding items listed in the memo to the City Clerk dated July 18, 1978, the Mayor and the Clerk be authorized to execute the Engineering Agreements for Whitehall Development Corporation Limited, Lot 6, Plan M-188; lands located adjacent to Treviso Court and Montevideo Road.

(04-1070-78) M-188

1071. (a) That Council pass the following resolution:

"The City of Mississauga agrees to assume the maintenance and energy cost of illumination on the following crossings of Highway 403 - Highway #10, Mavis Road, Mississauga Road, Erin Mills Parkway, and Winston Churchill Boulevard -
upon completion of construction"

- (b) That the \$30,000.00 to provide the City's share of the streetlighting costs be included in the City's total share of funds required for the Highway 403 construction.

(04-1071-78) 22-78

1072. (a) That a tender be awarded for Traffic Controllers in 1978, with the total amount estimated at \$80,000.00 - funds to be provided from the 1976-1977 Capital Budget.
- (b) That a meeting be held with the Minister of Transportation and Communications to determine if additional funds can be provided by the Ministry in 1978/79 to accommodate the City's traffic light needs.
- (c) That no further Traffic Signal Installations be undertaken in 1978 unless additional subsidy is available from the Province.

(04-1072-78) 21-78
86-78
22-78

August 2, 1978

1073. That the storm and sanitary sewer outlets for the R.D. Russell (T-25152) and Cider Mills (T-77010) development sites be allowed to be constructed down Mississauga Road from Harkiss Road to The Collegeway by the developer and that:

- (a) the degree of participation by the City for the storm sewer oversizing and the degree of participation by the Region of Peel for the sanitary sewer is to be determined prior to construction commencing; and
- (b) the City participate in the amount of \$33,000.00 of the storm sewer costs going down Mississauga Road and that this amount be taken out of Item 32(b) being Other Miscellaneous Drainage in the amount of \$522,000.00 of the approved Engineering and Works portion of the Capital Budget 1978 approved by Council on April 24, 1978, and that these monies be paid after the storm sewer's construction has been given written preliminary approval acceptance by the Commissioner of Engineering, Works and Building.

(04-1073-78) T-25152
T-77010

1074. (a) That the reports dated June 23, 1978, and July 6, 1978, from the Commissioner of Engineering, Works and Building, regarding Capital Works Budget Items, be received.

- (b) That the City Manager prepare a comprehensive report on the financial benefits and credits accruing to the Municipality as a result of the Creditview Community proceeding; this report to include such matters as:

- levies
- subsidies
- assessment
- any emplacements at no capital cost to the Municipality.

(04-1074-78) 33-78A
120-78
O.P. 277

August 2, 1978

1075. (a) That the letter dated August 1, 1978 from the Streetsville Cadet Centre, regarding the Streetsville Power Dam, be received.
- (b) That the Engineering Department be instructed to erect fencing where required and place the necessary warning signs at the Streetsville Hydro Dam.
- (c) That the Engineering Department in consultation with the Local Architectural Conservation Advisory Committee and the Streetsville Cadet Centre, determine what action is required regarding the ultimate repair and use of the property and report back to the General Committee.

(04-1075-78) 54-78

1076. (a) That the Land Division Committee be advised that satisfactory arrangements have been made with the City of Mississauga regarding Condition #2 of Application 53/78-M, Markborough Properties Ltd.
- (b) That the Engineering, Works and Building Department advise the Land Division Committee that satisfactory arrangements have been made regarding Condition 5(a) of Application 53/78-M, Markborough Properties, as it relates to the Major Watercourse Improvement Levy in the amount of \$13,600.00

(04-1076-78) 66-78

1077. That the City of Mississauga endorse the resolution passed by the Township of Rochester on July 12, 1978, petitioning the Minister of Transportation and Communications to grant full approval of subsidy allocation for bridge repairs and bridge reconstruction in the current year when the supplementary subsidy is applied for, thereby avoiding the necessity for Municipalities to have recourse to special financing in lieu of subsidy dollars that should benefit the Council in the current year of the project.

(04-1077-78) 67-78

August 2, 1978

1078. That where it is deemed necessary to correct improper sewer connections on private property, that the Commissioner of Engineering, Works and Building for the City and the Commissioner of Public Works for the Region of Peel decide on the cost sharing between the Region, the City and the homeowner on an individual basis on the assumption that the work is cost effective and that each individual case be reported to Council for approval.

(04-1078-78) 84-78

1079. That the application dated June 29, 1978, from Shipp Corporation Limited for permission to install a mobile home (14' x 70') to house farm staff on the west side of Hurontario Street north of Highway 401, be approved for a period of thirty months from the date of Council's approval, provided that the necessary electrical and sanitary facilities are provided to the satisfaction of the Mississauga Hydro and the Peel Region Health Unit respectively.

(04-1079-78) T-74153
25-78

1080. That the Building Construction Report for the month ending June 30, 1978, be received.

(04-1080-78) 4-78A

1081. That proposed condominium CDM 77-512, Lanbico and Associates Incorporated, located on the northeast corner of Winston Churchill Boulevard and Tours Road, be recommended for approval to the Regional Municipality of Peel, subject to the conditions outlined in the Planning Staff Report dated July 10, 1978.

(04-1081-78) CDM 77-512

1082. That the letter dated May 30, 1978, from the Region of Peel regarding amendments to the Regional Land Severance Policies, be received and referred to the Planning Staff for a report.

(04-1082-78) 35-78
66-78

August 2, 1978

1083. (a) That prior to registration of plans of subdivision which include school sites, the developer enter into an agreement to erect signs on the lands planned for schools indicating that there is no commitment for such schools, and referring enquiries to the appropriate Board of Education;
- (b) That the form and wording of the signs be to the satisfaction of the appropriate Board of Education.

(04-1083-78) 3-78

1084. That the Ministry of Housing be advised that the City of Mississauga agrees with the following methods of noise control relating to the development of Block Q, Plan M-57 and Block B, Plan M-56:

- (i) increased setback from streets of all units from 25' to 35'.
- (ii) installation of intensive planting along all streets to provide aesthetic and 'psychological' screening.
- (iii) in all window units, glazing is double and sealed; all patio doors are double glazed.
- (iv) units are heated by forced air systems with ductwork throughout for summer ventilation if necessary.
- (v) the Condominium Declarations are drafted to include warning clauses about potential increase in noise levels.

(04-1084-78 M-56
M-57

1085. That the Planning Staff Report dated June 16, 1976, recommending approval of the rezoning application under File OZ-73-75, Astrolat Holdings Ltd., subject to certain conditions, be adopted.

(04-1085-78) OZ-73-75

1086. (a) That the City of Mississauga object to Borough of Etobicoke Restricted Area By-laws 1978-179, 1978-180, 1978-181, 1978-182, 1978-183, 1978-184 and 1978-185.

August 2, 1978

ITEM 1086 CONTINUED

- (b) That the above noted by-laws be referred to the Planning Staff for a report.

(04-1086-78) 100-78

1087. That the City of Mississauga not object to Borough of Etobicoke Restricted Area By-law 1978-170.

(04-1087-78) 100-78

1088. That the documents for proposed condominium CDM 77-506, G.A.B.A. Construction Limited, located at the intersection of Rathburn Road and Central Parkway in Ward 4, be referred back to the Residential Condominium Development Committee for further consideration.

(04-1088-78) CDM 77-506

1089. (a) That the request by Mr. J. Beatty, on behalf of Liverton Investments, to have the 5% cash in lieu of land dedication requirement pertaining to the commercial portion of proposed plan T-74153 waived, be referred to Staff for a report to General Committee.

- (b) That the presentation by Mr. Stuart Smith on behalf of Liverton Investments regarding the proposed site plan, be received and referred to the Planning Staff.

(04-1089-78) T-74153

1090. That the report dated July 6, 1978, from the City Manager regarding a breakdown of benefits to the City from Cadillac-Fairview Corporation Limited, Markborough Properties Limited and S.B. McLaughlin Associates Limited, be received.

(04-1090-78) 147-78

August 2, 1978

1091. (a) That the report dated July 13, 1978, from the City Manager regarding Bill 138, The Regional Municipality of Peel Act, be received.
- (b) That the concerns set out in the following Resolution passed by Council on January 23, 1978, be referred to the special Committee to Review the Regional Municipality of Peel Act:

"That the City of Mississauga request the Region of Peel to prepare a report on the financial implications of the City of Mississauga withdrawing from the Region of Peel;

And further, that the City of Mississauga be directed to prepare a report on the possible duplication of duties and services provided by the City of Mississauga and the Region of Peel;

And further, that the Chief Administrative Officer of the Region of Peel be requested to prepare a similar report addressing itself to these matters."

(04-1091-78) 35-78

1092. (a) That the matter of pedestrian safety at the railway right-of-way be referred to the Traffic Safety Committee and that staff be requested to bring the Committee up-to-date on the history and status of municipal efforts and suggest a course of action that can be discussed with the Committee with a recommendation back to Council.
- (b) That the Engineering Department identify railway crossings or portions of railway track within Mississauga which could be hazardous to pedestrians, and in conjunction with Policy Planning, continue to request the co-operation of the Canadian Transport Commission in a programme of installation of facilities designed to eliminate or reduce these hazards.
- (c) That Councils of area municipalities whose representatives have attended pedestrian safety meetings, be advised of the verdict of this Coroner's Jury and asked to endorse the following resolution:

August 2, 1978

ITEM 1092 CONTINUED

"That the Coroner of Ontario be requested to convey the municipalities' concerns about pedestrian rail safety to the Ontario Minister of Transportation and Communications, the Canadian Transport Commission and more especially, the Federal Minister of Transport, and emphasize to these agencies the urgent need to upgrade pedestrian safety facilities in populated areas."

(04-1092-78) 127-78

1093. That the Report dated July 25, 1978, from the City Treasurer regarding a Statement of Capital Works as at June 30, 1978, be received.

(04-1093-78) 1-78

1094. That the Report dated July 21, 1978, from the City Treasurer regarding the Half-Yearly Statement - Money at the Credit of the Corporation, be received.

(04-1094-78) 1-78

1095. That the Crime Insurance Renewal Premium of \$6,650.00 for the year July 1, 1978 to July 1, 1979, be accepted.

(04-1095-78) 21-78
31-78

1096. That the Property Insurance Renewal Premium of \$31,685.00 by Scottish and York Insurance Company for the year July 1 1978 to July 1, 1979, be accepted.

(04-1096-78) 21-78
31-78

August 2, 1978

1097. That the report dated July 18, 1978, from the City Treasurer regarding the Statement of Continuity of Unallocated Reserves as at June 30, 1978, and the Statement of Amenities Receipts and Council Allocations as at June 30, 1978, be received.

(04-1097-78) 147-78
65-78

1098. That the report dated July 21, 1978, from the City Treasurer regarding the Summary of Revenue and Expenditures as at June 30, 1978, be received.

(04-1098-78) 1-78

1099. That the report dated July 27, 1978, from the Clerk's Department on the Status of Outstanding Reports as at July 25, 1978, be received.

(04-1099-78) 172-78

1100. (a) That the sum of \$11,650.00 be allocated from the General Contingency Account to the Building Repairs and Maintenance Account for the essential repairs to rental properties.

- (b) That the decision whether or not to paint the houses on the Bevark Property be deferred pending a report from the Assistant Property Agent on the possibility of demolishing some of the houses owned by the City.

(04-1100-78) 111-78
33-78

1101. That the sum of \$1,900.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application "B" 54/78-M, Cesare and Celestina Scamurra, Part of Lot 8, Registered Plan E-23, located at the north-west corner of Rugby Road and Dunbar Road and zoned R-3 residential.

(04-1101-78) 66-78

August 2, 1978

1102. That the sum of \$150.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application "B" 65/78-M, Steve Conforzi and John Checchia, part of Lots 43 and 44, Registered Plan 386, located on Joan Drive and zoned R-4 residential.

(04-1102-78) 66-78

1103. That the sum of \$2,125.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application "B" 73/78-M, Margaret Allen, part of S1/2 Lot 14, Concession 2 S.D.S., zoned R-3 residential and located on the south limit of Mineola Road East.

(04-1103-78) 66-78

1104. That the City Property Agent be authorized to proceed with the disposal of Lot 92, Plan C-22, Westmount Avenue, after notifying the adjoining owners. (Tax Certificate 11337VS)

(04-1104-78) 20-78

1105. That the two 110 foot strips of land, running north and south of Rena Road, being part of Blocks D and G, Plan 852, which form part of a channelized watercourse and are subject to Tax Certificates, be retained by the City.

(04-1105-78) 20-78

1106. That the Property Agent advise Marathon Realty Company Limited, that the City of Mississauga is not prepared to accept a 100% increase in the rental fee for the property located near the Streetsville Works Yard, but that the City is prepared to accept a reasonable increase.

(04-1106-78) 24-78

August 2, 1978

1107. That the Grant of Easement dated June 30, 1978, whereby Revlon Canada Inc. conveys to the City a storm sewer easement over part of Lot 7, Concession 1 S.D.S (Part 1 on deposited plan 43R-6006), be accepted and executed by the City.

(04-1107-78) 84-76

1108. That the City of Mississauga not endorse the resolution passed by the Essex County Council on June 14, 1978, petitioning the Treasurer of Ontario to develop legislation permitting a municipality to forgive taxes on industrial buildings that have undergone a substantial modernization or updating.

(04-1108-78) 67-78

1109. That the by-law amending By-law 411-74, being the Taxicab By-law, be executed by the Mayor and the Clerk. (Total number of licenses issued)

(04-1109-78) 9-78A

1110. That the three matters contained in the report of the City Solicitor, dated July 21, 1978, be included in the recently prepared City of Mississauga Private Bill.

(04-1110-78) 197-78

1111. That the report dated June 14, 1978, from the City Solicitor regarding Control of Problems in Plazas, be received.

(04-1111-78) 87-78

1112. That the calendars indicating the Ontario Municipal Board hearings pertaining to the City of Mississauga scheduled for August and September 1978, be received.

(04-1112-78) 7-78

August 2, 1978

1113. That the City Solicitor be authorized to oppose the appeal by Filippo Romano to be heard by the Ontario Municipal Board on Wednesday, August 16, 1978, File CAB 219/77-M.

(04-1113-78) 66-78

1114. That the City Solicitor be authorized to oppose the appeal by Palan Limited to be heard by the Ontario Municipal Board on Monday, August 21st, 1978, File CAA 20/78 and CAB 13/78-M, Madigan's Lane.

(04-1114-78) 66-78
32-78

1115. That the City Solicitor be authorized to oppose the appeals by Arthur Isler and Alliance Rockliffe Limited to be heard by the Ontario Municipal Board on Monday, August 14, 1978, Files CAA 436/77, CAA 437/77 and CAB 229/77-M.

(04-1115-78) 66-78
32-78

1116. That Council pass the following resolution:

"BE IT RESOLVED that the Minister of the Environment be requested to forward to the City of Mississauga the details of any application made for a Certificate of Approval for the disposal of industrial liquid waste at a site within the City of Mississauga, so that the City Council can decide whether or not to ask for a public hearing."

(04-1116-78) 45-78

1117. That the agreement dated May 16, 1978, between Wharton Industrial Developments Limited and the City of Mississauga with respect to the Ramada Inn extension, Dixie Road, be executed by the Mayor and the Clerk.

(04-1117-78) 149-78

August 2, 1978

1118. That the agreement between Kamato Holdings Limited and the City of Mississauga dated July 4, 1978, submitted in satisfaction of a condition on application CAB 51/78-M, be executed by the Mayor and the Clerk.

(04-1118-78) 66-78

1119. (a) That By-laws 213-77, 214-77, 215-77 and 216-77, amending the zoning by-laws of the constituent municipalities of Mississauga to introduce a new zoning category, 'AC6', be repealed and proposed new by-laws referred to in the report dated July 13, 1978, from the City Solicitor, be enacted in their stead.

- (b) That By-laws 709-76, 217-77, 218-77, 359-77, 361-77, 362-77, 363-77 and 365-77, be repealed.

(04-1119-78) 91-78

1120. That by-laws authorizing the execution of the service contracts between - International Aeradio Limited, Ruscom Logics Limited and Digital Equipment of Canada Limited - and the City of Mississauga, be passed.
(Demonstration of the Easy Rider - Mississauga Transit)

(04-1120-78) 185-78

1121. (a) That the report dated July 21, 1978, from the Chairman of the Committee of Adjustment, concerning the manner in which the Committee of Adjustment notifies Condominium owners of impending applications, be received.

- (b) That the Committee of Adjustment be requested to notify all residents of Condominiums of impending applications by first class mail.

(04-1121-78) 32-78

August 2, 1978

1122. That the City of Mississauga receive the resolution passed by the City of Stratford on July 10, 1978, petitioning the Government of Ontario to amend its method of allocation of Nursing Home Beds to more adequately reflect the community needs rather than a geographical statistical need and that the resolution be referred to the Region of Peel for consideration.

(04-1122-78) 67-78

1123. That the City of Mississauga endorse the resolution passed by the City of Stratford on July 10, 1978, requesting that the Ontario Government provide exemption from, or make the necessary changes to the Highway Traffic Act, the Public Vehicles Act, and the Educational Act, that would allow school bus operators to provide transportation to workshops for retarded adults.

(04-1123-78) 67-78

1124. That the City of Mississauga endorse the resolution passed by the Regional Municipality of Waterloo on June 29, 1978, requesting the Province of Ontario to take all possible haste:

- (i) in providing the legal authority for individual municipalities to establish mandatory deposits for soft drink containers;
- (ii) in establishing a province-wide mandatory deposit system.

(04-1124-78) 67-78

1125. That in light of R. Edmunds, Planning Commissioner's request regarding the article which appeared in the Mississauga Times dated July 19, 1978, entitled "Anatomy of a Ratepayer Split", that Council suggest Councillor F. Hooper clarify to Council by August 14th, 1978, the statements attributed to him in the article.

(04-1125-78) 83-78

August 2, 1978

1126. That the amendment to the Condominium Act proposed in Bill 128, which enables mobile home parks to be registered as Condominium Corporations and clarifies the existing law by stating that a designated unit can consist solely of vacant land, be supported subject to further clarification that these amendments apply only to mobile homes and not to other forms of residential housing.

(09-34-78) 181-78

1127. That Clause 10(d) of the proposed Management Agreement for Northdown Homes (Meadowvale) Inc., be amended to read:-

"And to notify the Manager as to the date and place of all meetings of the Board and the Corporation; the Manager or his authorized representative may, at the option of the Board, attend all or part of any meeting."

(09-35-78) CDM 76-136

1128. (a) That Bill 103, a Government Bill, submitted to the Ontario Legislature by the Hon. L. Grossman, Minister of Consumer and Commercial Relations, to revise the Condominium Act, be supported subject to the amendments outlined below.
- (b) That Section 3(4 and 5) of Bill 103 be amended so that for the purpose of changing the provisions of an existing Declaration to the standard provisions in the Act, a special vote of 70% of the owners be allowed for a period of 5 years from the date the new legislation is proclaimed.
- (c) That Section 17 of Bill 103, providing for the optional creation of an Executive Committee of the Board of Directors when the number of Directors is more than six, be deleted.
- (d) That Section 19(3) of Bill 103 be amended to make provision for a subsequent meeting of owners when the original meeting is cancelled due to a lack of quorum, and further, that the second meeting be held within one week of the original meeting and that no quorum be required for the transaction of business at the second meeting.

August 2, 1978

ITEM 1128 CONTINUED

- (e) That Section 27(3f) of Bill 103 be amended so that the Declarant shall be required to provide to the Board, in addition to what is provided in this Section, the as-built electrical drawings to the Corporation.
- (f) That Section 29(2 and 3) of Bill 103 be amended to provide that a by-law of the Corporation must be confirmed by 50% of the unit owners at a meeting of the owners duly called for that purpose.
- (g) That Section 38 of Bill 103, providing for the compulsory creation of an Audit Committee if the Board of Directors is greater than six, be deleted in its entirety.
- (h) That Section 39(4) of Bill 103, which provides that the Corporation must, on the demand of any unit owner who has objected to any substantial alteration or change in the common elements or assets in the Corporation, purchase his unit, be deleted in its entirety.
- (i) That Section 50(3) of Bill 103, relating to a tenant's liability for common expenses when the owner defaults, be referred to the Legal Department for a report to determine if such a proposal is contrary to the Landlord and Tenant Act and if so, whether a tenant would be subject to having his lease determined under the Landlord and Tenant Act if he complied with the Condominium Act.
- (j) That Bill 103 be amended to include a general provision that the Act will apply notwithstanding any agreement or waiver to the contrary.

(09-36-78) 181-78

1129. That the Declaration, By-law No. 1, and Management Agreement submitted by Mr. Aaron Weinstock of Newman, Reiber and Weinstock, with respect to the proposed condominium located at the intersection of Bloor Street and Vermouth Avenue in Ward 4, be approved subject to the following amendments:-

August 2, 1978

ITEM 1129 CONTINUED

"That Article 4, Paragraph 2(b) of the Declaration be amended to provide that "no person or company or groups of persons or companies acting in consort or under common control shall be allowed to buy more than 10% of the total number of units."

(09-37-78) CDM 78-502

1130. (a) That the Condominium By-law No. 1, Insurance Trust Agreement and Management Agreement, submitted by Mr. John Faraci for the proposed condominium development located on Mississauga Meadows Boulevard north of Burnhamthorpe Road in Ward 4, be approved as submitted.
- (b) That the Declaration for the proposed condominium development located on Mississauga Meadows Boulevard north of Burnhamthorpe Road in Ward 4, be approved subject to the following amendments:-
- (i) That Article 7, Paragraph C of the proposed Declaration dealing with expropriation, be deleted in its entirety.
- (ii) That Article 10, Paragraph A(1) of the proposed declaration be amended by the deletion of the requirement that the insurance coverage shall be without a deduction for depreciation.

(09-38-78) 181-78

1131. (a) That Zero Base Budgeting not be adopted as the basis for budget preparation.
- (b) That Staff be directed to implement improved budget monitoring.

(25-15-78) 33-78
70-78

August 2, 1978

1132. (a) That the Treasury and Finance Departments not be combined.

(b) That the City Manager report back to the Administration Task Force on the personnel requirements of the Finance Department.

(24-16-78) 40-78
70-78

GENERAL COMMITTEE OF COUNCIL

AUGUST 9, 1978

REPORT NO. 29-78

TO: The Mayor and Members of Mississauga Council.

LADIES AND GENTLEMEN:

The General Committee of Council presents its twenty-ninth report and recommends:

1133. (a) That permission be granted to the Mississauga Community Festival Committee to:

- (i) hold the "Fritterfest '78" Parade using Hurontario Street, Lakeshore Road and Stavebank Road and to close Lakeshore Road between Hurontario Street and Stavebank Road on Saturday, September 30, 1978, from 7:00 a.m. to 6:00 p.m., subject to approval by the Ministry of Transportation and Communications.
- (ii) use public address systems:
 - for the off-road races on private lands near Dixie Road and Highway 401.
 - for the go-kart races at either Square One or Westwood Mall.
 - for the baseball tournament at Huron Park, Streetsville Memorial Park and Fleetwood Park.
 - for the bands and the parade
 - for signs and banners on City property in the Port Credit Area.
 - for signs on road allowances throughout the City. (Seven are planned for certain key intersections, as was done last year.)
 - for the sale of merchandise in Port Credit Memorial Park, particularly the carnival concessions.
- (iii) close the following streets in Port Credit for Fritterfest activities:
 - Lakeshore Road East, between Stavebank Road and Hurontario Street, from 7:00 a.m. to 6:00 p.m. on Saturday, September 30, for the parade, the garage sale, stage events, bed races, the fritter breakfast and possibly other activities.
 - John Street South and Front Street South, between the point where they intersect and approximately three hundred feet north from 11:00 a.m. to 5:00 p.m. for skateboard contests and demonstrations.

August 9, 1978

ITEM 1133 CONTINUED

- (iii) - Helene Street South, between Lakeshore Road East and Port Street East, from 7:00 a.m. to 6:00 p.m. for an organization area for the garage sale and the bed races.
- (iv) hold beer and wine gardens in Square One on Saturday, September 30, subject to receiving approvals required by the Liquor License Board of Ontario.
- (b) That the City provide additional liability insurance as required by S.B. McLaughlin Associates for the events taking place at Square One and as required for the use of certain City parks.

(04-1133-78) 169-78

1134. That the City of Mississauga not object to the application by Visual Arts Mississauga to the Liquor License Board of Ontario for a permit for the sale of wine at Riverside Community School, 30 John Street North, on September 29, 30 and October 1, 1978.

(04-1134-78) 169-78

1135. (a) That the concerns of Mr. R.K. Richards, Director of Communications, The Canadian Professional Driver Education Association Inc., regarding the increase in License Fees for driving schools, and the petition from The Canadian Professional Driver Education Association Inc., be referred to the Licensing Committee.
- (b) That Mr. R.K. Richards be invited to attend the Licensing Committee meeting at which the matter will be discussed.

(04-1135-78) 9-78

1136. (a) That the presentation by Mr. John Pallett on behalf of the Ontario Medical Association regarding medical practitioners locating in residential zones, be received and referred to the Planning Staff.

August 9, 1978

ITEM 1136 CONTINUED

- (b) That the presentation by Messrs. G. Des Roche and S. McLaren, representing the Credit Reserve Association, regarding medical practitioners locating in residential zones, be received and referred to the Planning Staff.
- (c) That the report dated August 9, 1978, from the Commissioner of Planning entitled "Offices of Doctors, Dentists, and Drugless Practitioners in Residential Zones" be forwarded to the following for comments:
 - Mississauga Ratepayers' Associations
 - Ontario Medical Association
 - Ontario Dental Association
 - Ontario Chiropractic Association
 - Social Planning Council of Peel
 - Region of Peel
- (d) That the Commissioner of Planning report back to General Committee on September 20, 1978, in order for Council to deal with the matter on September 25, 1978.
- (e) That Staff not issue any building or occupancy permits without Council's prior consent, to allow medical, dental or drugless practices in residences in residential areas until Council deals with proposed By-laws 346-78, 347-78 and 348-78.
- (f) In the event that no action is taken on this matter by September 25, 1978, that the withholding of building and occupancy permits be terminated.

(04-1136-78) 25-78

- 1137. (a) That the presentation by Mr. Nicholas G. Leluk, 1159 Talka Court, regarding the enclosure of the Hydro Substation located just east of Talka Court, be received.
- (b) That the petition filed by Mr. Leluk on behalf of residents of Talka Court requesting that a more secure enclosure be built around the substation, be referred to the special Staff Committee established by Resolution #412 passed on July 10, 1978, to study the safety of children playing near hydro installations.

August 9, 1978

ITEM 1137 CONTINUED

- (c) That the petition be forwarded to Hydro Mississauga with a request that the substation be completed and enclosed as soon as possible

(04-1137-78) 50-78
7-78

- 1138. (a) That a supplementary amount of \$9,880.00 be added to the Malton Arena budget to purchase a new evaporative condensor; funds to be taken from the contingency account.

- (b) That the purchase of the condensor be made through C.I.M.C.O. Ltd. at a cost of \$9,880.00.

(04-1138-78) 17-78
33-78

- 1139. (a) That the revised low bid submitted by Canadian Cutting and Coring (Toronto) Limited, in the amount of \$27,607.00 on Tender TR 31-1978, for demolition of the obsolete sewage treatment facility in Erindale Park, be accepted and the contract executed by Council.

- (b) That the sewage treatment facilities in Wildwood Park and Streetsville Memorial Park be demolished by the Recreation and Parks Department forces with the balance of \$22,393.00 being required for sub-contract work.

(04-1139-78) 21-78
17-78

- 1140. That a supplementary net budget in the amount of \$17,900.00 be established for the Adamson-Proteous Estate in the 1978 Operating Budget and that this amount be drawn from the Contingency Account.

(04-1140-78) 17-78
33-78

August 9, 1978

1141. (a) That the Recreation and Parks Department continue to meet with the community groups regarding the use and operation of Lake Aquitaine and Lake Wabukayne.
- (b) That the Recreation and Parks Department have special write-ups in its Brochures and Bulletins regarding the Parks By-law, stressing the personal safety aspect of the law.
- (c) That special press releases be issued at appropriate times informing the public of safety within parks, i.e. ice skating on frozen lakes, tobogganning on open slopes, swimming in contaminated water, etc.
- (d) That where signs are prohibiting a function, the reason for such prohibition be printed in the sign.
- (e) That the Meadowvale West Recreation Complex be proceeded with as quickly as possible.
- (f) That no specific personnel be engaged for active preventative enforcement of the Parks By-law, but that the Recreation and Parks Department's Staff step up its persuasive enforcement when persons are seen breaking a Parks By-law.
- (g) That the Peel Regional Police continue to enforce its part of the Parks By-law, laying charges where they deem appropriate.
- (h) That the Legal Department ensure that the provisions of the proposed Provincial Legislation "Provincial Offences Procedure" and the City's Private Members Bill for voluntary payment of penalties out of court for By-law contravention when in force, apply to the Parks By-law.
- (i) That Council supports and will be forwarding to the appropriate Provincial and Federal Ministers, the Jury's recommendation "That Legislation be investigated that would hold parents responsible for the action of their children."
- (j) That the Recreation and Parks Committee be directed to establish a procedure to request offenders, and in the case of juveniles, the parents of the offenders of the Parks By-law, to appear before the Recreation and Parks Committee.
- (k) That the Recreation and Parks Department use, on a trial basis, powered megaphones to assist with the By-law enforcement.

(04-1141-78) 7-78
17-78

August 9, 1978

- 1142 (a) That an energy conservation study be carried out on the City Hall by the firm of H.H. Angus at a cost not to exceed \$9,500.00 and that this study be used as a guideline for other City buildings.
- (b) That the money for this project be taken from the Building Maintenance budget of City Hall.
- (c) That a full report be presented to Council on the findings and cost savings recommended by the Consultants.
- (d) That fuel saving devices be placed on light weight City vehicles as quickly as possible.
- (e) That the Energy Conservation Committee through publications inform the citizens of Mississauga of methods of conserving energy.

(04-1142-78) 115-78

1143. (a) That special emphasis be given to Staff suggestions on energy conservation within the present Awards Suggestion Programme.
- (b) That the Information and Public Relations Department of the City implement immediately, an active, ongoing P.R. promotional programme to publicize energy conservation to the public.

(04-1143-78) 115-78

1144. (a) That the "John Doe Levy" related to industrial/commercial development not be changed at this time.
- (b) That the City Manager direct staff to expedite industrial/commercial development.
- (c) That a Development Officer be considered as a priority in the 1979 Current Budget.

(04-1144-78) 120-78
34-78

August 9, 1978

1145. That because the value of Parkland, Block A, is to be credited to the 5% cash levy and because of the reduction in size of three lots for Parkland purposes, the estimated cash contribution of \$156,950.00 be reduced to \$99,650.00 for proposed plan T-76054, Upper Dale Developments and Torhampton Developments Ltd.

(04-1145-78) T-76054

1146. That the sum of \$45,000.00 be accepted as the cash payment in lieu of the 5% land dedication in connection with Land Severance Application B 91/78-M, Dalmation Farms Limited, comprising an area of approximately 3.216 acres (1.29 ha) zoned RM7D4, Section 900.

(04-1146-78) 66-78

1147. That the report dated July 28, 1978, from the City Solicitor regarding "Legislation which would allow the City to intervene when a landlord has the hydro service disconnected", be received.

(04-1147-78) 164-78

1148. (a) That the lease dated April 19, 1978, between Streetsville Branch, Navy League of Canada, Streetsville Branch, The Army Cadet League of Canada and Navy League of Canada (Ontario Division), be executed by Council.
- (b) That the trust agreement dated June 12, 1978, between John Wastneys, Donald Pelz, James Watkins, McBride Hunter and Lloyd Dobson, be executed by Council.
- (c) That the by-law appointing the following six persons as trustees, be passed:

John Wastneys, Donald S. Pelz, McBride Hunter,
James L. Watkins, I. Helling and Mr. Dobson.

(04-1148-78) 111-78

August 9, 1978

1149. That the City Treasurer be authorized to purchase specific computer components from IBM Canada Limited and to accept the offer from the Toronto-Dominion Bank with an excess revenue of more than \$40,000.00, as set out in his report dated August 1, 1978.

(04-1149-78) 16-78
115-78

1150. That the report dated July 27, 1978, from the City Treasurer regarding Interest on Short-Term Investments Half-Yearly Report for period ending June 30, 1978, be received.

(04-1150-78) 1-78

1151. That Tender TW-29-1978 for the supply and delivery of various mowers be awarded as follows:

- (a) Specification "Q" to Current Power Machinery, being the lowest bid at a total cost to the City of \$5,909.89;
- (b) Specifications "R" and "S" to Duke Lawn Equipment Ltd., being the lowest acceptable bids at \$7,852.00 and \$2,402.00 respectively.

(04-1151-78) 21-78
24-78

1152. That Council approve the Para-Transit Study, as detailed on March 28, 1978, and that the City's portion of the cost being \$4,875.00, be charged to Account 06500-18 of the Transit Operating Budget.

(04-1152-78) 185-78

1153. That upon approval by the Legal Department of the engineering agreement and related transfers of lands and easements and upon fulfillment of the outstanding items listed in the memorandum to the City Clerk dated July 26, 1978, the Mayor and Clerk be authorized to execute the engineering agreement and transfer of easement for Pinehaven Nurseries Ltd., File T-75184.

(04-1153-78) T-75184

August 9, 1978

1154. That upon approval by the Legal Department of the engineering agreement, deed of land and easement documents and upon fulfillment of the outstanding items listed in the memorandum dated July 28, 1978, to the City Clerk, the Mayor and Clerk be authorized to execute the engineering agreements for Makagon Industries Ltd., part of Lot 14, Conc. 6, E.H.S., Industrial development.

(04-1154-78) 26-78

1155. (a) That the report prepared by Marine Inspection and Engineering Ltd. dated July 1978, regarding the Feasibility Study of the Mary Fix Creek Diversion at the Queensway, be submitted to the Water Management Advisory Committee of the Credit Valley Conservation Authority and the Ministry of Natural Resources for review and subsidy considerations.
- (b) That Alternative 2 referred to in the report dated July 27, 1978, from the Commissioner of Engineering, Works and Building, (Queensway, Isabella and Nethara Court), which is estimated to cost \$2,905,000.00, be accepted, and that negotiations for necessary easements be commenced immediately.
- (c) That order to obtain maximum subsidy for this work from both Federal and Provincial sources, this project be under the jurisdiction of the City of Mississauga.
- (d) That Marine Inspection and Engineering Ltd. be retained to prepare final plans and specifications for the diversion of the Mary Fix Creek for construction in mid-1979.
- (e) That the Region of Peel and the Credit Valley Conservation Authority be requested to carry out the necessary erosion control works on the Wolfedale Creek from Isabella Avenue to the Credit River with the City of Mississauga being designated as the cost sharing municipality.

(04-1155-78) PN 78-059

1156. That a by-law be enacted providing for the issuance of the Excess Load Moving Permit and authorizing the Commissioner of Engineering, Works and Building, or his designate, to issue such permits.

(04-1156-78) 24-78

August 9, 1978

1157. That the by-law to amend Traffic By-law 234-75, as amended, be approved and that the agreement forms accompanying the by-law revisions be executed by the Mayor and the Clerk. (Fire Access Route - 1275 Mississauga Valley Boulevard and 1500 Gulleden Drive.)

(04-1157-78) 86-78

1158. (a) That a "No-Left Turn, 7:00 - 9:00 a.m., Monday to Friday" regulation, be implemented for southbound traffic on Mississauga Road at Front Street.
- (b) That a "No-Left Turn, 7:00 - 9:00 a.m., Monday to Friday" regulation, be implemented for southbound traffic on Mississauga Road at Park Street.
- (c) That the attached draft by-law amendment to By-law No. 234-75, as amended, be approved.

(04-1158-78) 86-78

1159. That a 40 km/h speed limit regulation be implemented on Utley Road and Epton Crescent and that the by-law to amend Traffic By-law 234-75, as amended, be enacted.

(04-1159-78) 86-78

1160. (a) That stop signs be erected for both north and southbound traffic at the intersections of Leda Avenue at Kipper Avenue/Ewald Road and Leda Avenue at Garnet Avenue.
- (b) That the by-law to amend Traffic By-law 234-75, as amended, be enacted.

(04-1160-78) 86-78

1161. That an all-way stop be installed at the intersection of Northam Drive and Airway Drive and that the by-law to amend Traffic By-law 234-75, as amended, be enacted.

(04-1161-78) 86-78

August 9, 1978

1162. That Sandbury Homes be permitted to install a trailer on the property known as Part of Lots 21 and 22, Conc. 2 SDS and Part of Lot 14, Range 1, C.I.R., Lakeshore Road West, in accordance with their letter to Mayor Searle dated April 25, 1978, but not until the Development Agreements with the City, both financial and engineering, have been signed; and further that the location, servicing and appearance of the trailer must meet with the requirements of the Building Department and further on the understanding that the trailer will be removed when requested by City Council.

(04-1162-78) 25-78

- 1163 That the comments dated July 28, 1978, prepared by the Licensing Committee on Bill 105, an Act to provide for the licensing of businesses by municipalities, be forwarded to the Treasurer of Ontario.

(04-1163-78) 9-78

1164. That the baseball screens at Thornlodge Park and Fleetwood Park be raised ten feet with a six foot overhand in appropriate areas and the cost of \$9,600.00 for these works be taken from the General Contingency Account.

(04-1164-78) 17-78
33-78

1165. That the offer to sell dated July 26, 1978, whereby Dell Holdings Limited offers to sell to the City 3.658 acres of land, described as part of Lots 7 and 8, Range 3, N.D.S. for road purposes, be accepted by the City. (Creditview Road Realignment.)

(04-1165-78) PN 78-100

1166. That the offer to sell dated July 28, 1978, whereby Daniel Ignat Kaneff Holdings Limited offers to sell to the City 1.1 acres of land described as part of Lots 7 and 8, Range 3, N.D.S. for road purposes, be accepted by the City. (Creditview Road Realignment.)

(04-1166-78) PN 78-100

August 9, 1978

1167. (a) That the Commissioner of Engineering, Works and Building be authorized to call tenders for the construction of Drew Road and related services through the Faskin-Crang subdivision, T-74320, with the developer putting up the necessary securities prior to the tender award.
- (b) That a meeting be arranged with the Ministry of Transportation and Communications as soon as possible in order to complete subsidy arrangements for Drew Road.
- (c) That once subsidy has been obtained for Drew Road that the developer be refunded his security up to 50% of the cost of the subsidizable works.

(04-1167-78) T-74320

1168. That the contract for Traffic Signal Controllers as referred to in the report dated August 2, 1978, from the Commissioner of Engineering, Works and Building, be awarded to LFE Canada Limited at a total cost of \$71,658.72.

(04-1168-78) 21-78
24-78

1169. That the presentation made by representatives of Claude Neon Industries Limited before the Transit Committee meeting on August 4, 1978, be received; and further that Claude Neon Industries Limited work in conjunction with Mississauga Transit to install and analyze two prototype shelters and report back to the Transit Authority as to the degree of financial involvement with the City in this bus shelter program.

(04-1169-78) 185-78A

1170. That the existing tennis facilities at Gulleden Park not be expanded and that the Glenforest Tennis Club be encouraged to utilize the new courts being constructed adjacent to Burnhamthorpe Community Centre, and the Club make application to the Recreation and Parks Department for their use.

(08-82-78) 17-78

August 9, 1978

1171. (a) That the Recreation and Parks Department plant shrubs and erect an industrial chain link fence on the east and west sides of the entrance to Woodgreen Park to minimize the effect of vandalism to 3331 Twilight Road which adjoins the park.
- (b) That the Commissioner of Recreation and Parks request the Separate School Board to instruct the Principal of St. Raphael School to publish an article in the school newsletter drawing parents' attention to the vandalism caused by children using the garden of 3331 Twilight Road to gain access to the school grounds.

(08-83-78) 17-78

1172. That the following new commercial rates be introduced effective September 1, 1978, for the rental of City of Mississauga Community Centres facilities:

- (a) Large Auditoria - Malton, Burnhamthorpe, Clarkson & Mississauga Valley Community Centres.

Afternoon	\$126.00
Evening	\$292.00
All Day	\$418.00

- (b) Small Auditoria - Malton, Burnhamthorpe, Clarkson, Petrescue, Mississauga Valley Community Centres, Clarke Hall & Cawthra Senior Citizens Centres.

Afternoon	\$ 68.00
Evening	\$146.00
All Day	\$214.00

- (c) Social Activity Rooms - Huron Park Ottawa Room, Petrescue Library Room & Minor Centres.

Afternoon	\$ 36.00
Evening	\$ 68.00
All Day	\$103.00

- (d) Minor Centres - Bazaars, Rummage Sales.

Bazaars, Rummage Sales -	
- Per Day	\$ 31.00
Auctions - Per Day	\$152.00

August 9, 1978

ITEM 1172 CONTINUED

(e) Theatres - Huron Park, Malton Community Centres.

Performances - Per Evening	\$100.00
Rehearsals - Per Hour	\$ 10.00

(f) Arena Ice

Off Season (April, May, Sept.)	
- Per Hour	\$ 50.00
Season (Oct.- March)	\$ 60.00

(g) Special Events (Arena) - Auctions, Sales.

Per day	\$500.00
Per Evening Hour	\$ 50.00

(08-84-78) 17-78

1173. That the Royal Canadian Legion, Branch 528 Malton, be responsible for providing the funding to landscape, light and develop the hard surface pad at the Cenotaph to be constructed in Wildwood Park in accordance with plans developed by the Royal Canadian Legion and the Recreation and Parks Department.

(08-85-78) 17-78

1174. That the City of Mississauga regretfully decline to host a tournament of the Canadian Oldtimers' Hockey Association until such time as a major arena is developed in the City and a rapport is established with The Oldtimers' Hockey Association.

(08-86-78) 17-78

1175. That the Commissioner of Recreation and Parks prepare a report on per capita grants to hockey associations for consideration by the Recreation and Parks Committee at its meeting in October 1978 and that representatives from the hockey associations be invited to attend.

(08-87-78) 17-78

August 9, 1978

1176. That the 1979 Budget requests by the Recreation and Parks Department include provision for chain link tennis nets at various locations.

(08-88-78) 17-78

1177. That in keeping with the provisions of By-law 135-78, a by-law respecting Smoking, the following regulations be approved relating to smoking in Municipal Recreational Facilities:

- (a) Arenas - Smoking prohibited throughout except in the following areas:

- (i) Ticket reception and ancillary lobby areas.
- (ii) Snack bar reception/lobby areas
- (iii) Administrative Office Areas
- (iv) Warming/Lobby areas

Additionally, smoking will be permitted during the following types of special activities in arenas - beerfests, auctions, lobster fests, concerts, sales, etc.

- (b) Pools - Smoking prohibited throughout except in the following areas:

- (i) Ticket reception and ancillary lobby areas
- (ii) Administrative Office Areas

- (c) Fitness Centres - Smoking prohibited throughout except in the following areas:

- (i) Ticket reception and ancillary lobby areas
- (ii) Administrative Office Areas
- (iii) Lounge Areas

- (d) Theatres - Smoking prohibited throughout except in the following areas:

- (i) Ticket reception and ancillary lobby areas
- (ii) Administrative Office Areas

- (e) Auditoria/Meeting Rooms/Social Activity Room/Minor Centres

NO prohibited smoking areas.

August 9, 1978

ITEM 1177 CONTINUED

(f) Coffee Shops/Restaurants

Smoking prohibited except in designated areas which will not exceed 50% of the available area.

(08-89-78) 17-78

1178. That the report dated July 26, 1978 from the City Clerk with reference to an inventory of all articles in all buildings owned by the Municipality and rented to tenants, be received and the procedures outlined be adopted.

(26-26-78) 178-78

1179. That the letter from Mr. Edward Tooke, LACAC Co-ordinator of the Ministry of Culture and Recreation, with respect to the efforts of the Toronto Historical Board to preserve the Don Jail in Toronto, be received.

(26-27-78) 178-78

1180. (a) That the "Anchorage" be restored to its original state with the exception of the chimneys that are not to be reconstructed until it has been determined how the building will be used.
- (b) That until such time as the "Anchorage" is designated under the Ontario Heritage Act, the restoration and proposed uses of the "Anchorage" be reviewed by the Local Architectural Conservation Advisory Committee and that Mrs. M. Lawrence be requested to act as a liaison between the Local Architectural Conservation Advisory Committee and the Mississauga Historical Foundation for which she acts as secretary.

(26-28-78) 178-78

August 9, 1978

1181. That the Recreation and Parks Department, in conjunction with Professor Adamson, determine what historical research is required to substantiate or reject the theory that Sir John Beverley Robinson was the builder and owner of the structure now known as the Robinson-Adamson House, and the cost and urgency of completing such work; and further, that the Parks Department report back to the Local Architectural Conservation Advisory Committee as soon as possible.

(26-29-78) 178-78

1182. (a) That the Wilcox Inn, located on Front Street in the former Town of Port Credit, be regarded as a building having historical and architectural interest in the community and that in the plans for the future development of Front Street, attempts be made to maintain the exterior of the building.
- (b) That the Wilcox Inn not be designated as a building of historical and/or architectural significance under the Ontario Heritage Act at this time but that when the secondary plan for Port Credit is approved, consideration should be given to changes in the permissible land use on Front Street which would be compatible with the Wilcox Inn exterior by means of the imposition of a holding zone designation on the subject lands which could be released upon acceptance of a suitable concept for development.

(26-30-78) 178-78

1183. (a) That the following amendments be made to the proposed Election Expenditures By-law:
- (i) Refer Section 1 in its entirety back to Staff for further input.
- (ii) Delete Section 2(b).
- (iii) Amend Section 3(a) to read:
- (a) Incur election expenditures which in the aggregate exceed the equivalent of 50¢ per capita of population in the ward as certified by the Clerk for the purposes of an election.

August 9, 1978

ITEM 1183 CONTINUED

- (iv) Delete Section 3(b).
- (v) Delete Section 5.
- (vi) Delete Sections 6(b) (c) (d) and (e).
- (vii) Delete Section 7.
- (viii) Amend Section 8 to read:

"The sworn declaration filed pursuant to Section 6 of this by-law shall be a document which is available for inspection, copying and certification pursuant to Section 216 of The Municipal Act, R.S.O. 1970 C 284 as amended.
- (ix) Refer Section 9 back to Staff for clarification.
- (x) Refer Section 10 back to Staff for clarification.
- (b) That Schedule 'A' - Statutory Declaration, be amended to state that the amount expended does not exceed the amount prescribed in Sections 2(a) and 3(b) of the by-law.
- (c) That the recommendation set out in Report 1-78 of the Election Expenses Committee meeting held July 11, 1978, be referred to Staff for comments.

(35-1-78) 71-78A

1184. (a) That the verbal report from the Commissioner of Planning on the public meeting held July 26, 1978, concerning the future rezoning of the area north of Burnhamthorpe Road, east of Mississauga Road, be received.

August 9, 1978

ITEM 1184 CONTINUED

- (b) That the proposed rezonings under Files
OZ-49-73, Metro Development Company Limited,
OZ-59-73, Bocaband Ventures Limited,
OZ-64-73, Centario Development Corporation Limited,
OZ-46-74, Southdown Villas,
OZ-25-76, Michael Weir in Trust, and
OZ-26-76, Bocaband Ventures and Centario
Development Corporation Limited, be approved.

(07-4/9-78) OZ-49-73
OZ-59-73
OZ-64-73
OZ-46-74
OZ-25-76
OZ-26-76

1185. (a) That the Consolidated Reports and Conditions of
Draft Approval for Files:
T-24063, Metro Development Company Limited,
T-24065, Bocaband Ventures Limited,
T-24659, Centario Development Corporation Limited,
T-25240, Southdown Villas,
T-76028, Michael Weir in Trust,
T-76027, Bocaband Ventures and Centario Development
Corporation Limited, as revised to reflect the
consideration given to concerns expressed about
water wells, streetscape (including all new
plantings to be a minimum of 10 feet in height),
and frontages of certain lots backing on
Mississauga Road, be approved.

(07-10/15-78) T-24063
T-24065
T-24659
T-25240
T-76028
T-76027

1186. That the Planning Staff Reports dated August 1, 1978,
recommending approval of the rezoning applications under
Files OZ-7-78, Merix Holdings Limited, OZ-9-78, Salpam
Investments Limited, OZ-10-78, Goldmerix Properties, and
OZ-11-78, Consumer's Realty, subject to certain
conditions, be approved.

(07-16/19-78) OZ-7-78
OZ-9-78
OZ-10-78
OZ-11-78

August 9, 1978

1187. That the Planning Staff Report dated August 1, 1978, recommending approval of the rezoning application under File OZ-1-78, Horvath Management in Trust, subject to certain conditions, be adopted.

(07-20-78) OZ-1-78

1188. That the proposed plan of subdivision T-78005, Merix Holdings Limited, be deferred pending receipt of a reply from the developer with respect to the Consolidated Report.

(07-21-78) T-78005

1189. That the Conditions of Draft Approval and the Consolidated Reports for proposed plans of subdivision T-78007, Salpam Investments Limited, T-78006 Goldmerix Properties, and T-78008 Consumer's Realty, be approved.

(07-22/24-78) T-78007
T-78006
T-78008

1190. That the Conditions of Draft Approval dated August 1, 1978, and the Consolidated Report dated July 27, 1978, for proposed plan of subdivision, T-78001 Horvath Management In Trust, be approved.

(07-25-78) T-78001

1191. That the Planning Staff Report dated August 1, 1978, recommending approval of the application to amend the Official Plan and Zoning By-law under File OZ-23-77, J.F.R. Holdings Limited, subject to certain conditions, be adopted; and further, that the Housekeeping Agreement be applicable to both the tenant and the landlord.

(07-26-78) OZ-23-77

August 9, 1978

1192. That the Planning Staff Report dated August 1, 1978, recommending approval of the rezoning application under File OZ-24-78 Markborough Properties Limited, subject to certain conditions, be adopted; and further, that Council hold a public meeting when the implementing zoning by-law is to be considered.

(07-27-78) OZ-24-78

1193. That a public meeting be held for the rezoning application under File OZ-15-78 Briarview Holdings Incorporated.

(07-28-78) OZ-15-78

1194. (a) That the Planning Staff Report dated August 1, 1978, recommending approval of the application to amend the Zoning By-law under File OZ-27-78 North Sheridan Holdings and Development Company, subject to certain conditions, be adopted; and further, that Council hold a public meeting when the implementing zoning by-law is to be considered.
- (b) That Zoning By-law 5500 be amended to reduce the minimum front yard and exterior side yard requirements for R1 zones as recommended in the report dated August 1, 1978, from the Commissioner of Planning.

(07-29-78) OZ-27-78

1195. That the Conditions of Draft Approval dated August 1, 1978, and the Consolidated Report dated July 26, 1978, for proposed plan of subdivision T-77010, Cider Mill Developments Limited, be approved.

(07-30-78) T-77010

August 9, 1978

1196. (a) That the City of Mississauga endorse the Metroplan concept for decentralizing employment opportunities and decreasing dependency on downtown Toronto.
- (b) That Metropolitan Toronto be requested to disaggregate population, housing, employment figures for the Region of Peel by area municipality.
- (c) That the City of Mississauga endorse the principle of the Provincial Government formulating a comprehensive economic development policy for the Metropolitan Region to coordinate the efforts of all municipalities towards balanced growth and to ensure a sufficient level of industrial and commercial assessment in certain areas to support the provision of municipal services without imposing an undue burden upon residential property.
- (d) That Metropolitan Toronto be requested to clarify the status and right-of-way width of Rathburn Road in the Borough of Etobicoke.

(07-31-78) 17-78
100-78

1197. That Planning Staff prepare a report on automobile repair shops in industrial zones M1 and M2 for the consideration of Planning Committee.

(07-32-78) 25-78

1198. That a public meeting be held at the Planning Committee meeting of September 5, 1978, to consider the preliminary concept plan for the Credit River Valley Study, as described in the Planning Staff Report dated August 1, 1978.

(07-33-78) 12-78
54-78

1199. That the memorandum addressed to Planning Committee from Mr. K.A. Cowan, Director of Building Standards, be received; and further, that Planning Staff meet with Mr. K. Cowan to prepare a report on rezoning signs and report back to Planning Committee.

(07-34-78) 25-78
183-78

August 9, 1978

1200. That the information concerning the applications received by the Planning Department during June 1978, be received.

(07-35-78) 12-78

1201. That licenses expiring on November 30, 1978, be granted to Hamilton Sparta Sport Club; St. Demetrius Ukrainian Greek Oorthodox Church, B'Nai Brith - Toronto Freedom Lodge, and B'Nai Brith - Bathurst Heights Executive Lodge, #1946, to conduct bingo sessions at the Golden Nugget Bingo Hall, 1250 South Service Road, provided all the necessary other requirements are obtained by the applicants:

(33-9-78) 9-78

1202. (a) That four-way stop signs be installed at the intersection of Agnes Street and Novar Road and Cook Street and Agnes Street and that the necessary by-law to amend the Traffic By-law be available when this matter is considered by Council.
- (b) That a temporary asphalt sidewalk be constructed on one side of Cook Street between Dundas Street and Agnes Street as soon as possible to link up with the existing sidewalk on Cook Street between Dundas Street and Agnes Street.

(19-58-78) 179-78
P.N. 78-014

1203. (a) That the overhead "School Crossing" sign at Burnhamthorpe Road and Rockwood Road be relocated to Lakeshore Road and John Street at an approximate cost of \$1,600.00.
- (b) That in conjunction with the relocation of the school crossing to the west side of the intersection at Burnhamthorpe Road and Molly Avenue, a flashing amber light be installed above the "School Crossing" signs at this location at an approximate cost of \$1,750.00.

(19-59-78) 179-78

August 9, 1978

1204. That the letter dated July 18, 1978 from Mr. R. B. Hasler, Director of Administrative Services, Peel Board of Education, containing a number of comments concerning the proposed Site Inspection Committee check-off list, be received.

(19-60-78) 179-78
196-78

1205. That the City of Sarnia be advised that the City of Mississauga does not endorse the resolution of the City of Sarnia requesting that the responsibility for school crossing guards be transferred from the Municipality to the Boards of Education.

(19-61-78) 179-78
67-78

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RECEIVED

REGISTRY NO. 7999

DATE AUG 3 1978

FILE NO. 49-78

37-78

CLERK'S DEPARTMENT

We, the property owners and residents of Mississauga Road and adjacent Featherstone Drive, as greatly concerned citizens, present this petition to protest the renaming of our portion of Mississauga Road to Streetsville Road, as recommended by the Street Naming Committee. Namely, From Dundas Hwy., north to Streetsville.

D. Edwin Cameron
J.R. Cameron
Paul Fox
Principal

3270 Mississauga Rd.
3270 Mississauga Rd.
Inadele College, 3359 Mississauga Rd.
(University of Toronto)

Josie Macrin
M. Macrin
Dorrie Macrin
Anna Fogg
Margaret Fogg
Milton Churchill

Student - U of T. Mississauga Road
3274 Mississauga Rd
3274 Mississauga Rd.
3342 Mississauga Rd. N.
" " " " " " " "

W. MacKenzie
W. MacKenzie
Gene McRidline
A. McRidline
L. McRidline
H. McRidline
D. McRidline
D. McRidline

3346 Mississauga Rd N
" " " " " " " "
1801 Featherstone Rd.
" " " " " " " "
1811 FEATHERSTONE DR
1811
1811

✓ REFERRED TO
STREET NAMES COMMITTEE

1. Michael 4634 Mississauga Rd.
 Elizabeth J. Nichol 4034 Mississauga Rd.
 P-1-a Bob Kruse 4140 Miss. Rd.
 Mary A. Staud 3719 Mississauga Rd.
 W. R. Harold 4 Miss. & Burnhamthorpe
 Doreen E. Edwards 4185 Mississauga Rd.
 Dr. J. McMillan 3708 MISSISSAUGA RD
 Blanche McMillan 1845 Burnhamthorpe Rd.
 W. J. Lowe 4059 MISSISSAUGA RD.
 Marie Mattiuzzo 4046 Mississauga Rd.
 Rose Laglione 4070 Mississauga Rd.
 Anthony Laglione 4070 Mississauga Rd.
 Percy J. Steel 4085 " "
 J. Burgess 4067 " "
 W. S. Sprules 4121 Mississauga Rd.
 F. R. Burton 3703 Mississauga Rd.
 R. Burton
 J. E. Rinder } 5201 Mississauga Rd.
 Betty Rinder }
 Maween Black 4601 Mississauga Rd.
 Margaret McDonald 4589 Mississauga Rd.
 Carole Snyder 4583 Mississauga Rd.
 Stella Marchese 4410 Mississauga Rd.
 Mrs. Laporte 4590 Miss. Rd.
 Dorothy M. Moore 4007 Miss. Rd.

P-1-b

Millicent Featherston

Joseph Featherston

Herring Gull

[Signature]

Hoane

L. Hoane

P. Lindner

C. Finar

W. Fijan

James F. Thompson

Jean Melbye

Ferry Muller

57 57
57 Russell

V. A. Brown

[Handwritten signature]

7. H. A. 100

John D. Keil
J. D. Keil

St. John's, N. B.

(7)

1841 Featherston 40

1641 Feather on Vir.

1876 Featherston Dr

1850 Featherston Dr

1850 Featherston 171

1840 Father's Dr

1820 Featherstone Cr.,

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3446 Mississauga Rd.

3446 *Leucostaphylis* *sp.*

3362-3384 *Ministry of*
and Ministry

3270 Mississauga Road, Mississauga

3994 "Mammals" /
Dipodomys [?]

3394 *Microseris* sp.

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24. 11. 1955

P-2

Petition - July 5, 1978

We, the residents of Malton, in the Netherwood Rd. - Redstone area, surrounding Lancaster Senior Public School, submit the following complaints:

1. We feel that the grass on the boulevard, between the sidewalk and the road, in front of Lancaster Senior Public School, should be replaced, either by new sod or interlocking stones. It has looked disgraceful for the last four or five years and we think we have put up with this mess long enough. We have been promised every year by the City Works Dept. that they would do something about it, but so far nothing has been done.
2. Street Lighting -
When street lights are broken or burnt out, and we phone the Mississauga Hydro to have them replaced or repaired, we think this should be done within a few days or a week at most. However, there are times when they are not repaired for weeks, and when finally they do come, they

TO BE RECEIVED.
COPY HAS BEEN SENT TO:
MISSISSAUGA HYDRO
PEEL REGIONAL POLICE
L. LOVE, W. P. TAYLOR

leave lights with no shades or glass, just the bare bulb. At present there are three lights completely out and two broken shades, immediately North and South of Lancaster Senior Public School.

The Police Dept. always ask us to report any vandalism when seen. I, personally, (D. Brunetti) back in March, saw a youth about 13-15 years of age smashing a street light in front of Lancaster Senior Public School. I reported it to the Police and pointed out the youth involved. The officer took him to the school office and then left. The taxpayer should not have to bear the burden for this type of thing. We feel that if the youth's parents were made to pay for this vandalism, this might deter him from doing it again.

3. Trees on boulevards.

Trees on the boulevards should be replaced when they die or have been broken off, and not replaced with such small trees that they, too, will be easily broken. They should be 2-3 inches in

P-2-b

diameter to have a good chance to survive.

In summation, we think that the City of Mississauga should be much more responsible to the established and already built up areas and make sure these areas are not forgotten after they are built. If these areas are not maintained, the concerned residents will eventually move out and be replaced by people who take little or no interest in their neighbourhood, so that eventually we'll end up with the equivalent of a city slum.

We hope that the aforementioned will be looked into and dealt with promptly.

7424 Netherwood Rd.
7430 NETHERWOOD RD
7434 NETHERWOOD RD
7531 LULLY COURT
7440 Chethwood Rd
7444 NETHERWOOD RD
7441 NETHERWOOD RD
7420 NETHERWOOD RD

Griffiths Bennett
H. P. C. C.
C. H. H. H.
S. H. H. H.
H. H. H. H.
Nicola Francesco
Malatesta, Antonio
Lionel Haskley

Moved By _____

Seconded By _____

UB-1

WHEREAS the Applewood Congregation of the Jehovah's Witnesses is desirous of building a Kingdom Hall at 4351 Dixie Road, being Part of Lot 5, Concession 2, N.D.S., in the City of Mississauga, AND WHEREAS the way in which it is proposed to use the said property will preclude the subdivision and development of adjacent property to the north of 4351 Dixie Road,

AND WHEREAS the way in which it is proposed to use the said property would require the re-design of three plans of subdivision on adjacent property which are presently draft approved,

AND WHEREAS the Ministry of Transportation and Communications may require a significant portion of the westerly part of the property at 4351 Dixie Road for purposes of a provincial highway interchange with Dixie Road,

AND WHEREAS the Planning Department and the said Congregation have not been able to reach a mutually satisfactory solution to the planning problems inherent in the intended development by the said Congregation, AND WHEREAS the City is desirous of ensuring that the development of the Congregation's land is compatible with the development of adjoining lands, and to that end the City needs time to study the associated planning problems, and to bring forth solutions;

NOW THEREFORE BE IT RESOLVED that the Planning Department conduct an immediate study of the zoning and proposed use of the property at 4351 Dixie Road, considering the existing and proposed zoning and uses and stage of development of the surrounding lands so that the Department may recommend solutions to Council at the earliest possible time,

AND THAT the Legal Department immediately prepare a holding by-law to stay development of the property situated at 4351 Dixie Road until the Planning Department has so reported,

AND THAT until such by-law is passed, the Chief Building Official be requested to not issue any building permits with reference to 4351 Dixie Road,

AND THAT the Applewood Congregation be informed by the Clerk of Council's intention to pass a holding by-law at a Special Meeting of Council called for ^{Tuesday} ~~Wednesday~~, August ¹⁴ ~~8~~, 1978.

Proposed Resolution

UB-2

SPENCER, ROMBERG

BARRISTERS AND SOLICITORS

LOUIS W. SPENCER, Q.C.
MARVIN BARKIN, Q.C.
ARTHUR E. RESNICK
AARON S. GRUBNER

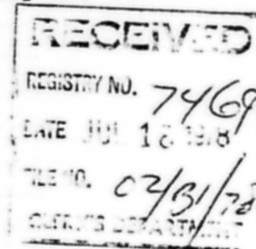
HARRY L. ROMBERG, Q.C.
SHELDON C. ESBIN
LLOYD J. POLLACK
JEFFREY S. KLEIN

21 DUNDAS SQUARE
TORONTO
CANADA
M5B 1B6
TELEPHONE (416) 869-1571

July 14, 1978

The Corporation of The City
of Mississauga
1 City Centre Drive
Mississauga, Ontario
L5B 1M2

Attention: T. L. Julian,
City Clerk



Dear Sirs:

Re: DeCaria and Ierullo - Proposed Rezoning
Application, Part Lots 7 and 8,
Concession 2, N.D.S., City of Mississauga
File No. OZ-31-78

We are the Solicitors for the owners of the above-noted property, who have made application for a rezoning of this property, being the File No. referred to above.

We have in hand copy of the Planning Department Report dated July 4, 1978, and note that a recommendation is that the rear portion of the subject lands be dedicated to the City as they are in the vicinity of the Little Etobicoke Creek.

We find it quite unusual that the City of Mississauga at this juncture would request that this portion be dedicated in that this property was subject to a Land Division Committee Severance (File No. "B" 80/77-M), and as part of the conditions of the consent, easements to the City of Mississauga were given over this exact portion of land. The dedication of this may be confirmed with your Legal Department.

Our clients take the position that it is inequitable and a hardship upon them to on one hand request an easement over this property and then, approximately a year later request dedication of the exact same property. Our clients well realize that the portion of the lands in question can never be used for building purposes, but are valuable to them for coverage purposes.

...2

The Corporation of the City
Issauga

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July 14, 1978

UB 2-a

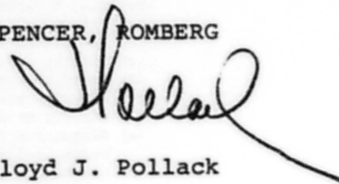
In view of the above, we would respectfully request that this matter be placed before the General Committee, on August 9, 1978, as a deputation so that this matter can be settled prior to the Public Meeting to consider this Rezoning Application.

Should you require any further information, please do not hesitate to communicate with the writer.

All of which is respectfully submitted.

Yours very truly,

SPENCER, ROMBERG



Lloyd J. Pollack

LJP/kj

cc Mr. Joe Ierullo



THE REGIONAL MUNICIPALITY OF PEEL

DECISION OF LAND DIVISION COMMITTEE

UB-2-a

IN THE MATTER OF AN APPLICATION FOR CONSENT SUBMITTED,
UNDER THE REGULATIONS OF THE PLANNING
ACT, R.S.O. 1970, CHAPTER 349, AS AMENDED

TAKE NOTICE, THAT AN APPLICATION HAS BEEN MADE BY JOHN ZAJAC AND HELENA ZAJAC

FILE B' 80-71

PROPOSED SUBJECT OF THIS APPLICATION: The applicant requests consent to convey and mortgage or charge part of lots 7 & 8, Concession 2, N.D.S. (Geo. Twp. of Tor.), formerly in the Town of Mississauga, now in the City of Mississauga, in the Region of Peel. The subject land has a width of approximately 172 feet (52.426 m) located near Fewster Drive, an area of approximately 2.526 ac. (1.022 ha) and is in an 'R4' Residential Zone. It is proposed that the subject lands be used for Industrial purposes.

DECISION: APPROVED THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS:

1. That this consent decision lapses May 28th, 1979.
2. Payment of cash in lieu of 5% parks dedication with respect to the subject lands.
3. Receipt of a letter and/or receipts from the City of Mississauga Engineering, Works and Building Department indicating that satisfactory arrangements have been made with respect to:
 - (a) Site plan approval for driveway entrances, parking and grading as per Resolution 109/73;
 - (b) Levies for curb, sidewalk and mud tracking control and grading as per Resolution 109/73;
 - (c) Lifting of one foot reserve abutting the southwesterly limit of Fewster Dr
 - (d) Gratuitous conveyance of a road widening being part 12 on 43R-3583 and part 1 on 43R-4518 along Tomken Road and a 20.24 foot (6.172 m) widening approximately 173 feet (52.730 m) long abutting Fewster Drive.
 - (e) Gratuitous conveyance of a one foot reserve 20.24 feet (6.169 m) long abutting the northwesterly limit of the above Fewster Drive widening.
 - (f) Gratuitous conveyance of an approximately 80 foot (24.384 m) wide storm and watercourse easement approximately 175.91 feet (53.617 m) long, parts 3 & 4 on 43R-4518.
 - (g) Payment for construction of arterial road and watercourse improvement.
4. That the subject lands be parts 3, 4 and 5 on a plan of reference 43R04518, save and except the one foot reserve noted in condition 3(e) and any other lands, if any, that are dedicated to the municipality, and the receipt of a letter from the applicant or her authorized agent acknowledging the amendment.
5. That an agreement, satisfactory to the City of Mississauga Legal Department, be entered into, to the effect that a rezoning will be pursued to result in the subject lands being rezoned in a manner consistent with the provisions of the Official Plan.

REASONS:

1. This decision, subject to the imposed conditions, reflects that regard has been had to those matters to be regarded under Section 33 of the Planning Act, R.S.O. 1970, as amended, inasmuch as the subject lands are suitable for the purpose for which they are to be subdivided, the dimensions and shape of the lot are reasonable, and provision is made for the conservation of natural resources and flood control.
2. Subject to the imposed conditions, the consent to the conveyance and mortgage or charge will not adversely affect the existing or proposed development of the subject and/or area lands.

MOVED BY A. Randles SECONDED BY W. Newlove

WE THE UNDERSIGNED CONCUR IN THE DECISION, CONDITIONS AND REASONS OF THE COMMITTEE.

DATED THIS TWENTY-SIXTH (26TH) DAY OF MAY 19 77.

R. Henderson SIGNATURE OF CHAIRMAN OF COMMITTEE
John Zajac SIGNATURE OF MEMBER OF COMMITTEE
Helena Zajac SIGNATURE OF MEMBER OF COMMITTEE
W. Newlove SIGNATURE OF MEMBER OF COMMITTEE
David B. Cowtan SIGNATURE OF MEMBER OF COMMITTEE

NOTE: THE DECISION OF THE COMMITTEE IS FINAL AND BINDING AFTER A PERIOD OF 21 DAYS, AS SET FORTH IN THE REGULATIONS OF THE PLANNING ACT, R.S.O. 1970, CHAPTER 349, AS AMENDED.

LAST DAY FOR APPEALING TO THE MUNICIPAL BOARD JUNE 20TH, 19 77

CERTIFICATION

I, DAVID B. COWTAN, SECRETARY-TREASURER OF THE COMMITTEE CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

DATED THIS 30TH DAY OF MAY 19 77

CERTIFIED A TRUE COPY

SECRETARY-TREASURER,
LAND DIVISION COMMITTEE,
THE REGIONAL MUNICIPALITY OF PEEL, PHOENIX 70

CITY OF MISSISSAUGA
PLANNING DEPARTMENT

ITEM: 15
FILE: OZ/31/78
DATE: 1978 07 04

UB-2-c

TO H. M. McCallion, Chairman, and Members of the
City of Mississauga Planning Committee

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT Rezoning Application
Proposed Industrial Development
West side of Fewster Drive,
South of Eglinton Avenue East
R4 to M2 and G
DeCaria and Ierullo

ORIGIN Application received on March 21, 1978 from Joseph
DeCaria and Joseph Ierullo, registered owners of
the lands.

COMMENTS

(i) The Application

The proposal is to amend the Zoning By-law from
R4 to M2 and G to permit the development of lands
for industrial and greenbelt purposes.

The subject site is located west of Fewster Drive,
south of Eglinton Avenue East, as shown on the
attached map.

At the present time, the subject site is undeveloped.
Adjacent lands to the south and lands to the
east across Fewster Drive are developed for
industrial purposes. Lands to the north are
undeveloped while lands to the west, across
the Little Etobicoke Creek are largely undeveloped
except for several detached dwellings and ancillary
buildings fronting on Tomken Road.

Details are as follows:

Site Area: 0.97 ha (2.4 acres)
Frontage: 53 m (173 feet) on Fewster Drive

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ITEM: 15
FILE: OZ/31/78
DATE: 1978 07 04

Existing Official
Plan Designation: Industrial and Greenbelt
Existing Zoning: R4
Proposed Zoning: M2 and G

(ii) History

Amendment 192 to the Official Plan which was approved by the Minister of Municipal Affairs on October 6, 1967, designated the subject site Industrial and Greenbelt.

(iii) Discussion

The proposal is to amend the Zoning By-law from R4 to M2 and G to permit the development of lands for industrial and greenbelt purposes.

With regard to land use, the proposal is in conformity with the Industrial and Greenbelt designations of the Official Plan and the requested M2 and G zonings are appropriate to accommodate the proposed uses, subject to certain conditions.

The rear portion of the subject lands contains the channel and part of the floodplain of the Little Etobicoke Creek and is classified as Environmental Policy Area "A" in the draft Official Plan. Policies for this area dictate that no development may occur within the floodplain of the watercourse and that the valley must be retained, as much as is possible, in a natural condition. In this regard, staff of the City and the Metropolitan Toronto and Region Conservation Authority reviewed the proposal and are satisfied that lands proposed for greenbelt purposes meet the requirements of the Environmental Planning Policies contained in the draft Official Plan. The greenbelt lands, approximate limits of which are shown on the attached map, are to be deeded gratuitously to the City.

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ITEM: 15
FILE: OZ/31/78
DATE: 1978 07 04

The City Engineering Department has indicated that site access will be onto Fewster Drive with the precise location and size to be determined prior to the issuance of a building permit.

In conjunction with the proposed development, there are certain engineering and conservation matters with respect to servicing, roadworks, site grading, tree conservation and planting, landscaping, etc., that will require the applicant to enter into the appropriate agreements with the City and Region. In addition, there will be certain financial requirements including the payment of levies which will require the applicant to enter into a financial agreement with the City.

CONCLUSION

The proposed amendment to the Zoning By-law is acceptable from a planning standpoint and could be approved subject to the requirements of this report and the applicant's agreeing to satisfy the financial and all other requirements of the City and any other official agency concerned with the development of the subject lands.

RECOMMENDATION

That the Planning Staff Report dated 1978 07 04 recommending approval of the rezoning application under File OZ/31/78, DeCaria and Ierullo, subject to certain conditions be adopted.

THE ABOVE RECOMMENDATION IS MADE ON THE ASSUMPTION THAT ALL OF THE CITY'S FINANCIAL REQUIREMENTS WILL BE MET, INCLUDING THE PAYMENT OF DEVELOPMENT LEVIES. IF OTHERWISE THEN THIS REPORT WILL HAVE TO BE RECONSIDERED.

RECOMMENDATION OF PLANNING COMMITTEE, 1978 07 04

That the Planning Staff Report dated 1978 07 04 recommending approval of the rezoning application under File OZ/31/78, DeCaria and Ierullo, subject to certain conditions, be adopted; and further that Council be requested to hold a public meeting when the implementing zoning by-law is to be considered.

CITY OF MISSISSAUGA
DEPUTATION SUMMARY SHEET

UB-2-f

APPEARING AT General Committee MEETING OF August 9 1978
DEPUTATION Mr. Lloyd J. Pollack, solicitor for DeCaria & Ierullo
SUBJECT File OZ-31-78
COMMENTS: Letter dated July 14/79 from Mr. Pollack attached.
Dedication of certain lands to the City over which
an easement was granted in 1978

SENT TO: R. G. B. Edmunds

RECEIVED

DATE: July 19/78

REGISTRY NO.

DATE JUL 23 1978

FILE NO.

FIRST NAMED ON LIST, PLEASE CO-ORDINATE COMMENTS

CLERK'S DEPARTMENT

DEPARTMENT HEAD

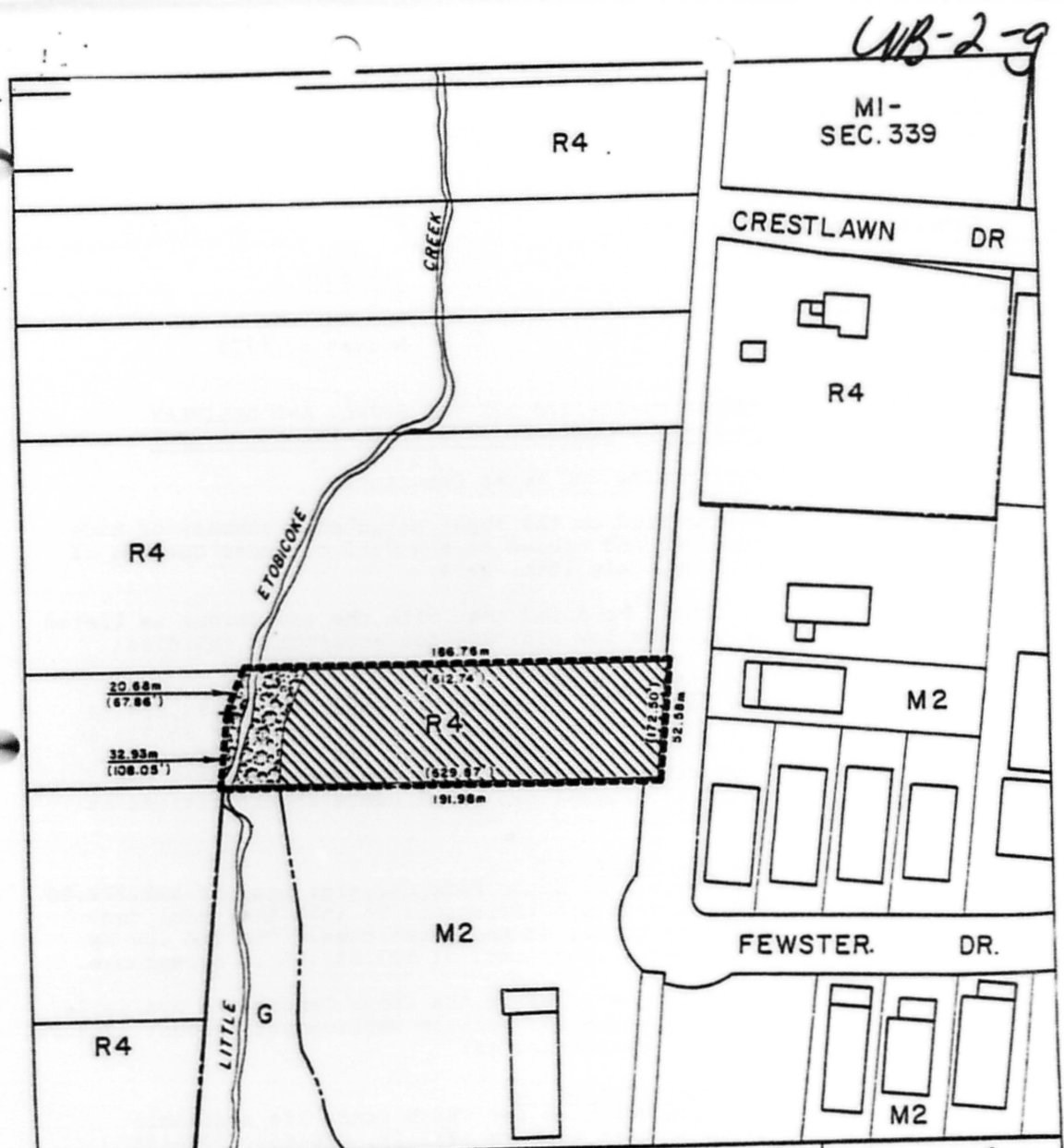
COMMENTS: An application to rezone the lands from R4 to M2 was
conditionally approved by City Council on July 10, 1978.

One of the conditions concerns the rear portion of the site
which contains the channel and part of the floodplain of
the Little Etobicoke Creek, classified as Environmental
Policy Area "A" in the Official Plan, and which should be
deeded gratuitously to the City in accordance with current
policy.

The attached map shows the location of the subject lands.

PLEASE RETURN COMPLETED FORM TO CLERK'S OFFICE ONE DAY PRIOR TO MEETING

IF INSUFFICIENT SPACE, PLEASE USE BACK OF SHEET



APPLICATION: DECARIA AND IERULLO		 SCALE: 0' 100' 200' 0m 30.48m 60.96m FILE NO. 0Z/31/78 DWG. NO. 1280 DATE 1978 06 20
	APPLICANTS HOLDING	
	PROPOSED REZONING FROM R4 TO M2	
	FROM R4 TO G	
R4 - DETACHED DWELLINGS (50' lots) M1 - SEC. 339 - INDUSTRIAL PURPOSES M2 - INDUSTRIAL (outside storage) G - CONSERVATION PURPOSES		
CITY OF MISSISSAUGA PLANNING DEPARTMENT		



UB-3

City of Mississauga

MEMORANDUM

To General Committee of Council
Dept. _____

From Purchasing and Supply
Dept. Treasury

August 1, 1978

SUBJECT:

TENDER TW-26-1978 FOR THE SUPPLY AND DELIVERY
OF VARIOUS VEHICLES WITH TRADE-INS

ORIGIN:

Engineering and Works Department

COMMENTS:

Please find on the sheet attached a summary of bids received and opened at the Public Tender Opening of Tuesday, July 18th, 1978.

It should be noted that with the exceptions as listed below, the low bids are for acceptable vehicles:

Specification "C"

The low bid by Little Bros. Ford Ltd. of \$5,614.64 and the 2nd low by Westpoint Ford Ltd. of \$5,735.60 did not meet specifications. It is therefore recommended to award to Hawley Pontiac Buick Ltd., being the lowest bid which meets specifications at \$5,772.00.

Specification "L"

The low bid by Huron Park Chrysler Ltd. of \$21,222.00 did not meet specifications in that they excluded the dump bodies on these vehicles. The 2nd low by Little Bros. Ford Ltd. of \$27,087.60 is acceptable.

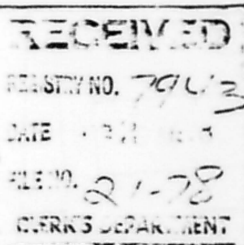
Funds for vehicles in the above Tender are available in the Reserve for Vehicle Replacement account 890-001, with the exceptions of:

Specification "L"

Three vehicles for which funds are available in account numbers 0961658, 0964658, 0966658 (one vehicle each). Budget of \$10,000. each refers.

Specification "M"

One vehicle to be charged against accident insurance account 03210260002 in which funds are available.



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RECOMMENDATION: That Tender TW-26-1978 for the supply and delivery of various vehicles with trade-ins be awarded to the following companies:

Spec. "A"	Hawley Pontiac Buick Ltd.	at \$10,783.76
Spec. "B"	Hawley Pontiac Buick Ltd.	at \$ 9,794.72
Spec. "C"	Hawley Pontiac Buick Ltd.	at \$ 5,772.00
Spec. "D"	Northtown Ford Ltd.	at \$12,477.92
Spec. "D-1"	Northtown Ford Ltd.	at \$ 6,039.28
Spec. "E"	Northtown Ford Ltd.	at \$11,937.12
Spec. "F"	Northtown Ford Ltd.	at \$58,803.68
Spec. "G"	Colony Lincoln Mercury Ltd.	at \$13,801.38
Spec. "H"	Little Bros. Ford Ltd.	at \$ 6,951.28
Spec. "I"	Hawley Pontiac Buick Ltd.	at \$ 5,806.32
Spec. "J & J-1"	Hawley Pontiac Buick Ltd.	at \$10,911.68
Spec. "L"	Little Bros. Ford Ltd.	at \$27,087.60
Spec. "M"	Hawley Pontiac Buick Ltd.	at \$ 6,254.56

Total Cost to the City \$186,421.30.

W. H. Munden
for W. H. Munden
City Treasurer

W. P. Taylor
W. P. Taylor, Commissioner
Engineering, Works & Building

E. M. Andrews
E. M. Andrews
Director of Purchasing and Supply

CC/pr
Encl.

TENDER NUMBER TW-26-1978
TENDER FOR VARIOUS VEHICLES COMPLETE WITH TRADES

Tender Submitted By:	Spec. "A"	Spec. "B"	Spec. "C"	Spec. "D"	Spec. "D-1"	Spec. "E"	Spec. "F"	Spec. "G"	Spec. "H"	Spec. "I"	Spec. "J" & "J-1"	Spec. "L"	Spec. "M"
Colony Mercury Ltd.	10,838.36	10,583.60	6,264.53	12,977.27	6,644.72	12,774.09	71,282.21*	13,801.38	6,969.02	6,295.50	12,074.80*	27,748.31	6,835.20
General Motors Ltd.	--	--	--	12,877.28	6,234.80	12,332.32	66,490.32	14,547.52	7,017.92	6,295.12	11,568.96	27,967.68	6,723.60
Hawley Pontiac Buick	10,783.76	9,794.72	5,772.00	13,465.92	6,597.76	13,490.88*	64,203.36	13,863.20	7,195.76	5,806.32	10,911.68	28,061.28	6,254.56
Huron Park Chrysler	11,392.72*	11,120.24*	--	13,440.80*	6,746.40*	13,284.80*	70,101.20*	--	7,289.28*	6,670.48*	13,068.48*	21,222.00*	6,730.80*
Little Bros. Ford	10,966.32*	10,244.56*	5,614.64*	13,228.64*	6,340.80*	12,843.84*	72,135.44*	15,620.64*	6,951.28*	6,478.08*	12,611.92*	27,087.60*	6,655.92*
Northtown Ford Sales	--	--	--	12,477.92	6,039.28	11,937.12	58,803.63	15,331.68	7,119.84	6,329.44	11,096.80	27,402.96	6,715.28
Sherway Ford	--	--	--	13,011.86	6,494.12	12,391.81	68,860.06	14,675.86*	7,515.35*	5,908.45	12,032.28	30,150.74	6,866.08
Westpoint Ford Sales	--	--	5,735.60	13,309.92	6,550.96	13,101.92	61,660.56	15,389.92	7,351.76	--	--	28,076.88	6,998.16
Whiteoak Lincoln Merc.	--	--	--	--	--	--	--	--	--	--	--	--	--
McCombe Int.	--	--	--	--	--	--	--	--	--	--	--	--	--

* = CORRECTED

UB-3-b